



LAMB & CO

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## RAYCLIFF AVENUE, ESSEX, CO15 3TZ GUIDE PRICE £150,000

\*\*\*Guide price £150,000-£170,000\*\*\* This one bedroom house offered with no onward chain, ideal for first-time buyers, investors, or those looking to downsize. The property features a bright living area, kitchen, double bedroom, and a bathroom. Conveniently located close to local amenities and transport links, this home offers a hassle-free move and excellent potential.

- One Bedroom
- No Onward Chain
- Parcel Of Land Also Included
- Off Road Parking
- Freehold
- Robin Hood Development
- EPC D



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### LOUNGE

15'6" x 12'6" (4.72m x 3.81m )



### KITCHEN

7'2" x 6'7" (2.18m x 2.01m )



### LANDING

### BEDROOM

15'0" x 8'6" (4.57m x 2.59m )



### BATHROOM

7'6" x 6'8" (2.29m x 2.03m )



### OUTSIDE FRONT



## AML

### ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## Material Information

Council Tax Band: A

Heating: Electric storage heaters

Services: Mains water & electric

Broadband: Ultrafast

Mobile Coverage: O2, EE, Three & Vodafone

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Low

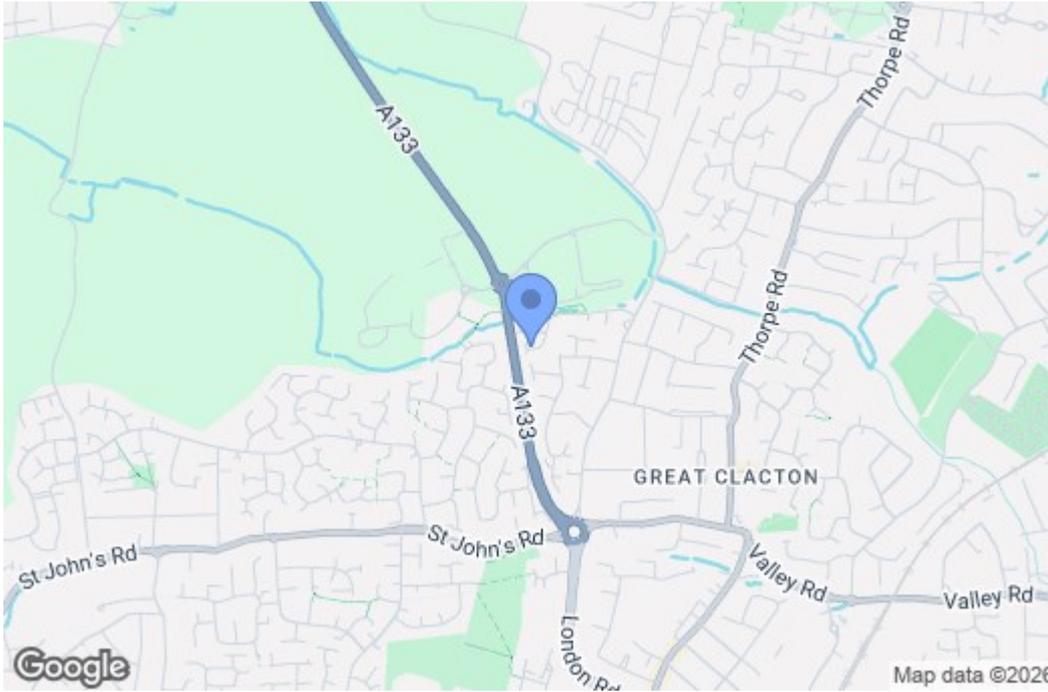
Additional Charges: N/A

Seller's Position: No onward chain

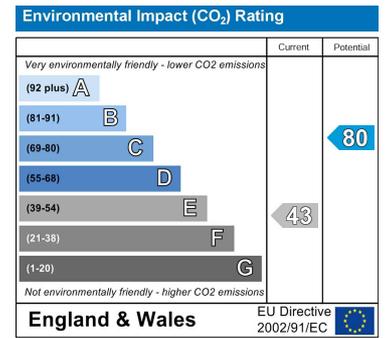
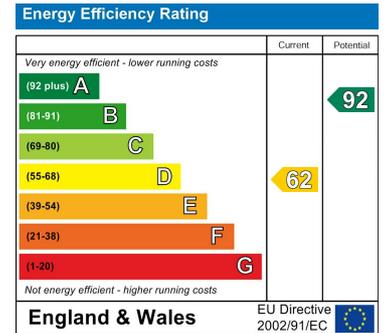
Garden Facing: N/A



## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 462 sq.ft. (42.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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