



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

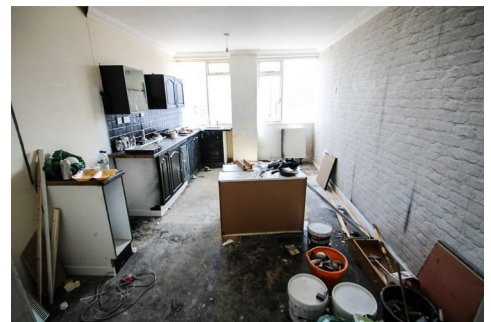
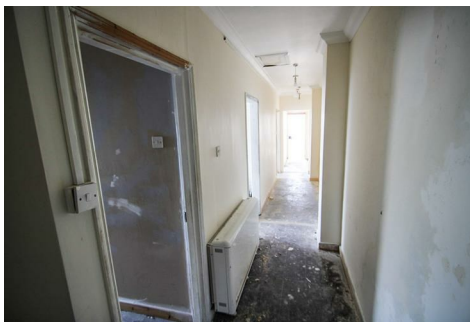
High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich & Manningtree

Spinnels Lane
Wix
Essex CO11 2UJ

01206 635144



BROADWAY, CLACTON-ON-SEA, CO15 2EG

GUIDE PRICE £215,000

FREEHOLD INVESTMENT 2x SHOPS + THREE BED FLAT ** Guide price £215,000-£230,000 ** Situated in Jaywick Village and within a short walk of sandy beaches. This property is a great investment opportunity with a potential rental income of £19,200 PA.

- Three Bedrooms
- Investment Opportunity
- Two Commercial Units
- Close To Sea Front
- Possible Rental Income £19,200p/a
- EPC TBC



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DRAFT DETAILS - NOT YET APPROVED BY THE VENDOR

The Accommodation comprises with Approximate Room Sizes:-

ENTRANCE HALLWAY



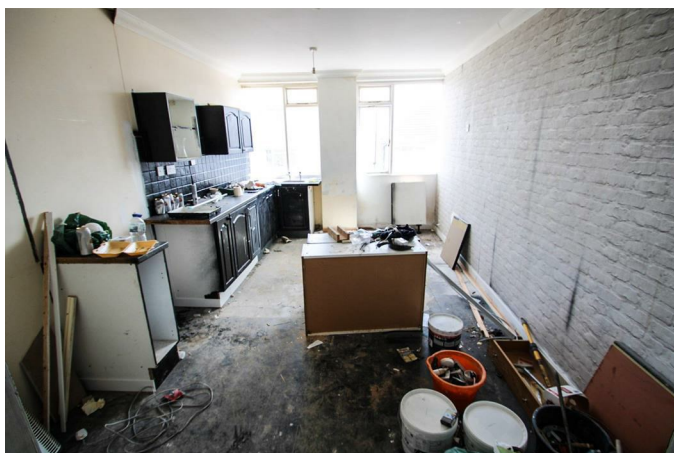
SHOWER ROOM

16'7 x 9'9 (5.05m x 2.97m)



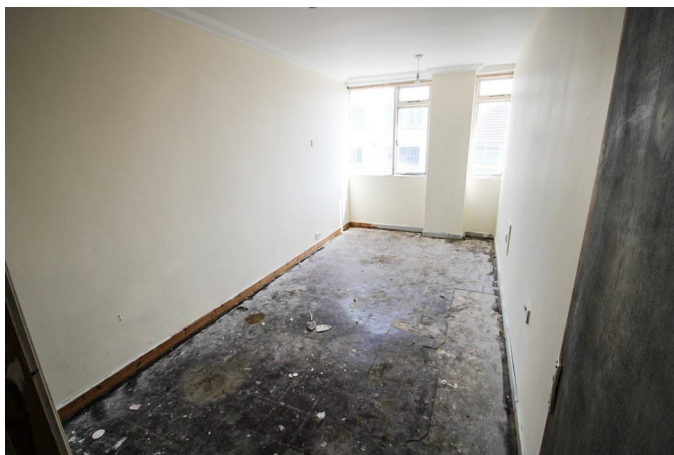
KITCHEN

16'7 x 9'11 (5.05m x 3.02m)



BEDROOM TWO

16'7 x 6'9 (5.05m x 2.06m)



BEDROOM ONE

16'7 x 6'10 (5.05m x 2.08m)



LOUNGE

11'6 x 9'11 (3.51m x 3.02m)



- 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.

BEDROOM THREE

9'11 x 9'11 (3.02m x 3.02m)



OUTSIDE

OUTSIDE REAR

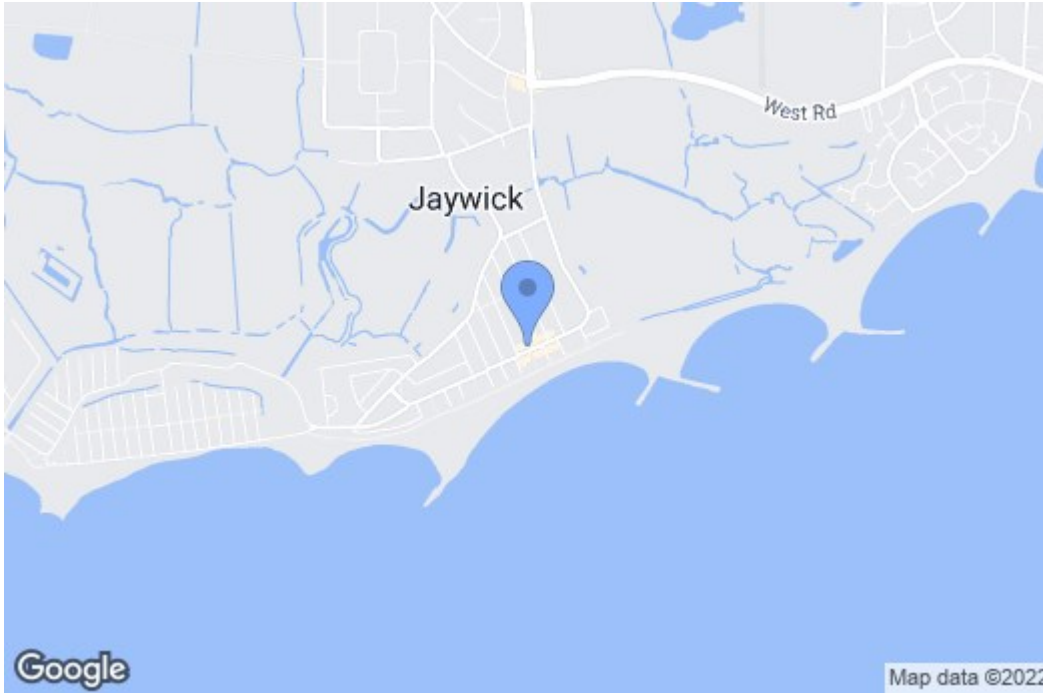
Agents Note Sales

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.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

Map



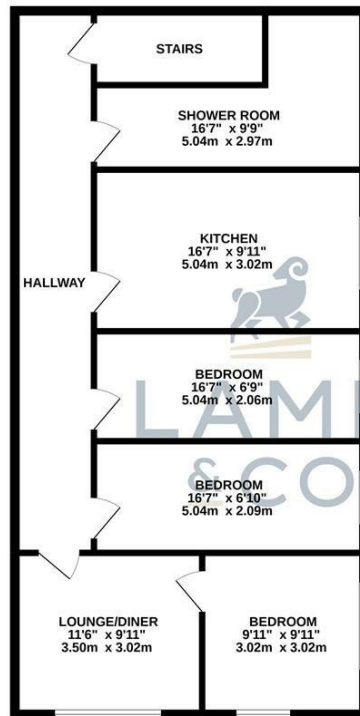
EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan

GROUND FLOOR
924 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.9 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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