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DEAL CLOSE, CLACTON-ON-SEA, CO15 1NE

PRICE £224,995

This charming two-bedroom semi-detached house in Clacton-on-Sea is ideally located just a short walk from the beach, offering coastal living at its best. The property features a spacious living room, a modern kitchen, and two comfortable bedrooms, making it perfect for couples, small families, or as a holiday retreat.

- Two Bedrooms
- Dining Room
- South Facing Garden
- Close To Seafront
- Garage & Off Road Parking
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

14'00" 13'00" (4.27m 3.96m)



DINING ROOM

11'5" 6'5" (3.48m 1.96m)



KITCHEN

8'3" 6'1" (2.51m 1.85m)



CONSERVATORY

11'7" 8'00" (3.53m 2.44m)



SHOWER ROOM

6'5" 5'8" (1.96m 1.73m)

BEDROOM TWO

9'10" 6'1" (3.00m 1.85m)



BEDROOM ONE

11'2" 10'6" (3.40m 3.20m)



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 - 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.

Additional Info

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: All Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

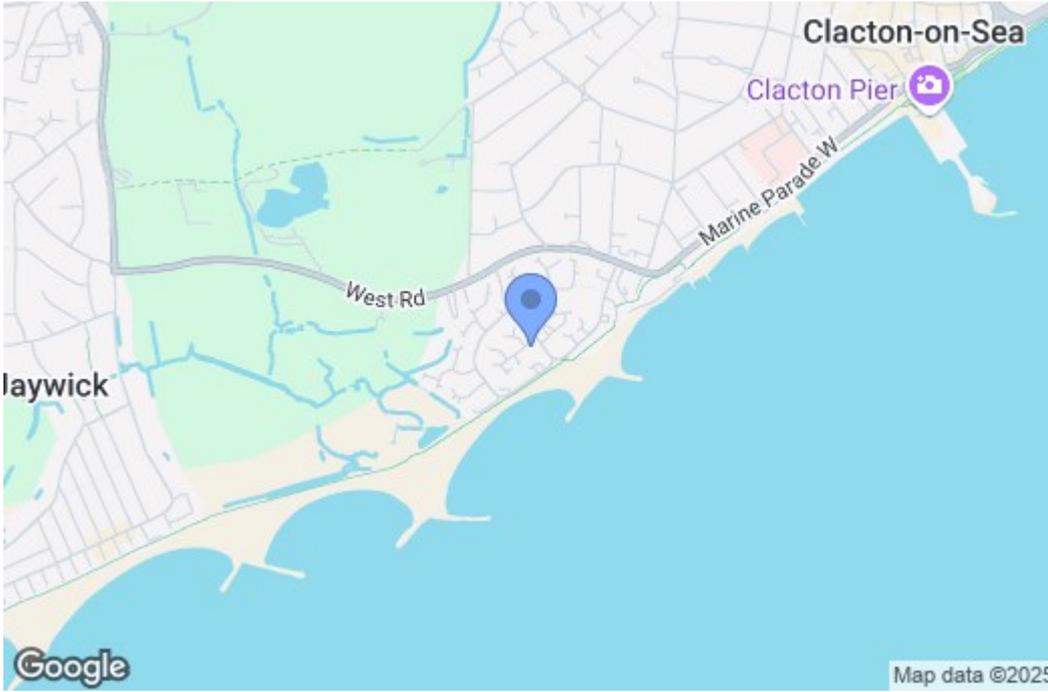
Flood Risk: Low

Additional Charges: No

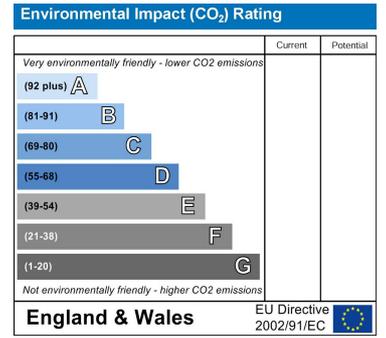
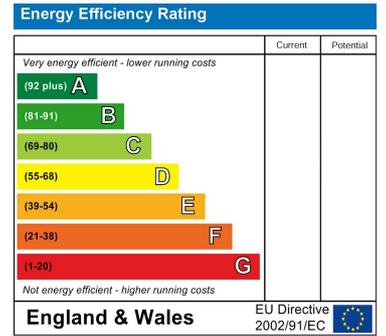
Seller's Position: No onward chain

Garden Facing: South

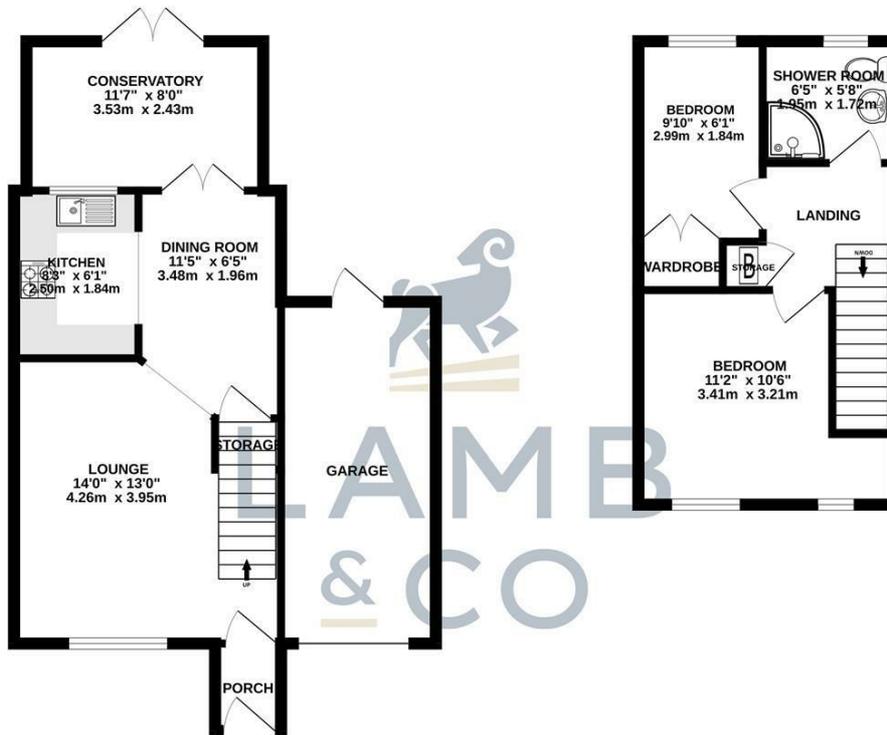
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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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