



LAMB & CO

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Inspired by property, driven by passion.



AUGER ROAD, CLACTON-ON-SEA, CO16 9GN

PRICE £260,000

The seller is offering £3000 towards stamp duty or legal fees. This modern three-bedroom semi-detached house, built around 2022 in Clacton-on-Sea, showcases contemporary design and quality build—a smart choice for homeowners seeking style, comfort, and energy efficiency.

- Three Bedrooms
- £3000 Incentive
- Conservatory
- No Onward Chain
- Built In 2022
- EPC - B

ENTRANCE HALL

W.C

5'7" 3'1" (1.70m 0.94m)

LOUNGE

14'3" 12'00" (4.34m 3.66m)



BEDROOM THREE

7'7" 6'00" (2.31m 1.83m)



BEDROOM TWO

9'2" 7'6" (2.79m 2.29m)



KITCHEN

15'3" 8'9" (4.65m 2.67m)



CONSERVATORY

10'00" 8'00" (3.05m 2.44m)

BATHROOM

6'2" 6'2" (1.88m 1.88m)



BEDROOM ONE

11'00" 9'6" (3.35m 2.90m)



EN SUITE

6'1" 5'4" (1.85m 1.63m)



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.

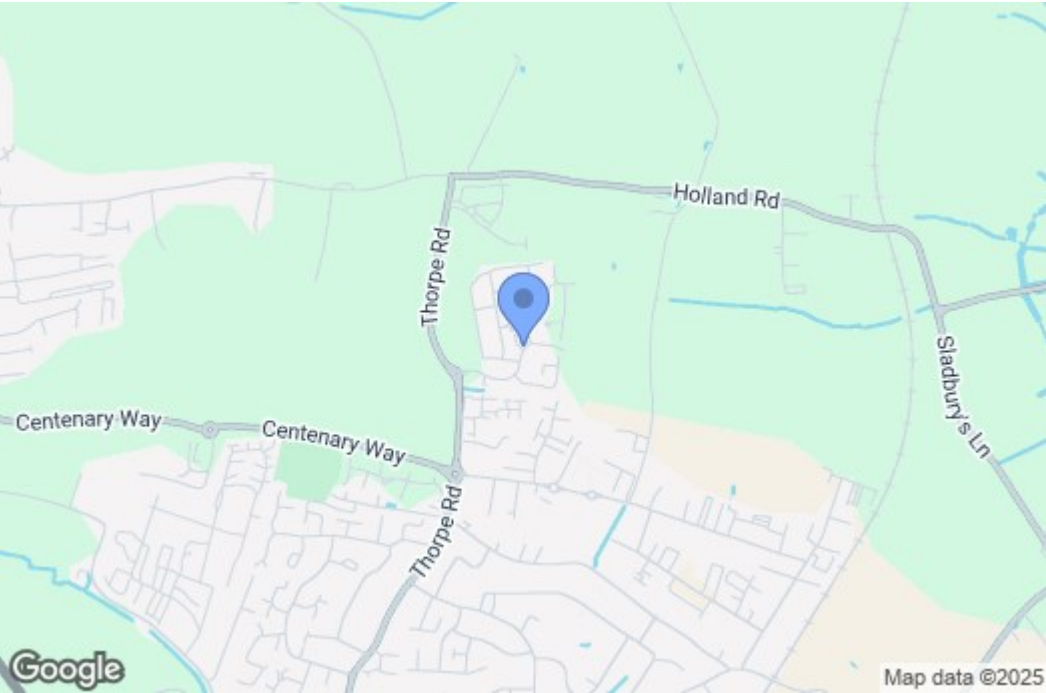
AML

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.

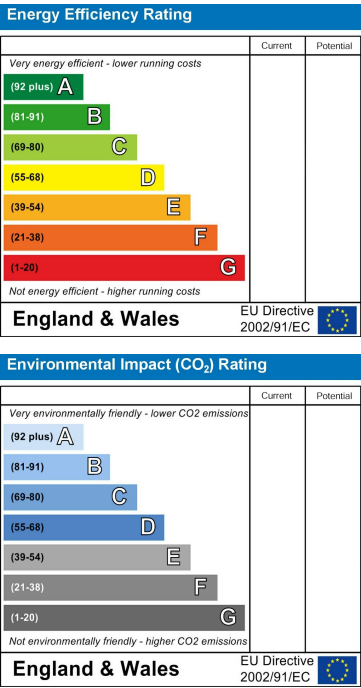
Material Information

Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No onward Chain
Garden Facing: West

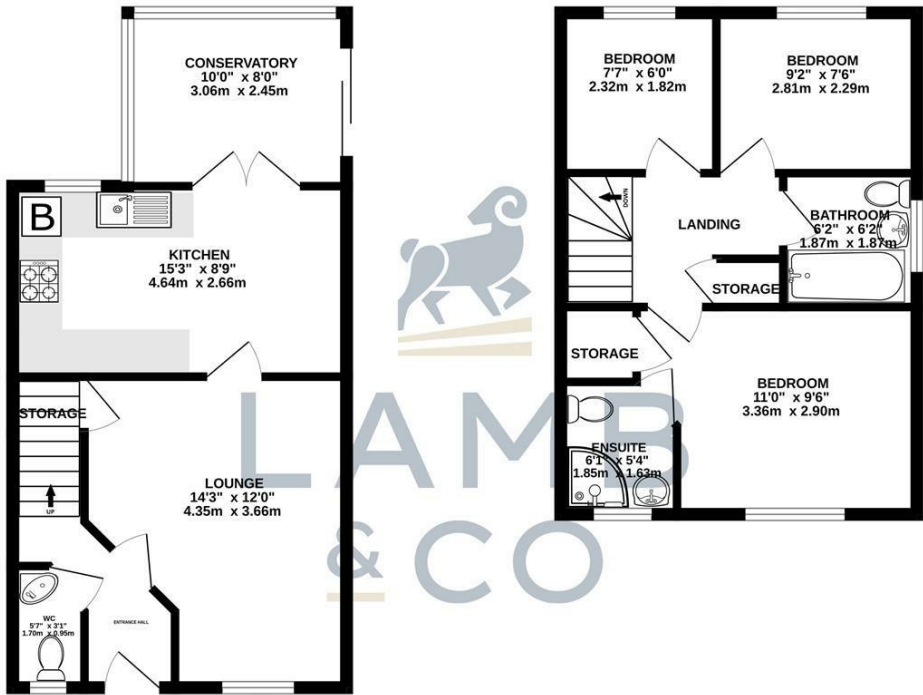
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.