



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

286 High Street
Harwich
Essex CO12 3PD

01255 442505



LITCHFIELD CLOSE, CLACTON-ON-SEA, CO15 3SZ

GUIDE PRICE £300,000

Guide Price £300,000-£310,000. Positioned within good reach of local amenities, this well presented property benefits from a spacious lounge and conservatory. Externally the property boasts a south facing garden, off road parking and a garage. Sold with no onward chain.

- Two Bedrooms
- Conservatory
- Well Presented
- Garage & Off Road Parking
- No Onward Chain
- EPC: C



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

BEDROOM TWO

10'4 x 8'11 (3.15m x 2.72m)



BEDROOM ONE

12'3 x 9'9 (3.73m x 2.97m)



BATHROOM

6'7 x 5'7 (2.01m x 1.70m)



KITCHEN

10'8 x 9'2 (3.25m x 2.79m)



LOUNGE

15'11 x 11'0 (4.85m x 3.35m)



CONSERVATORY

11'3 x 10'6 (3.43m x 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.

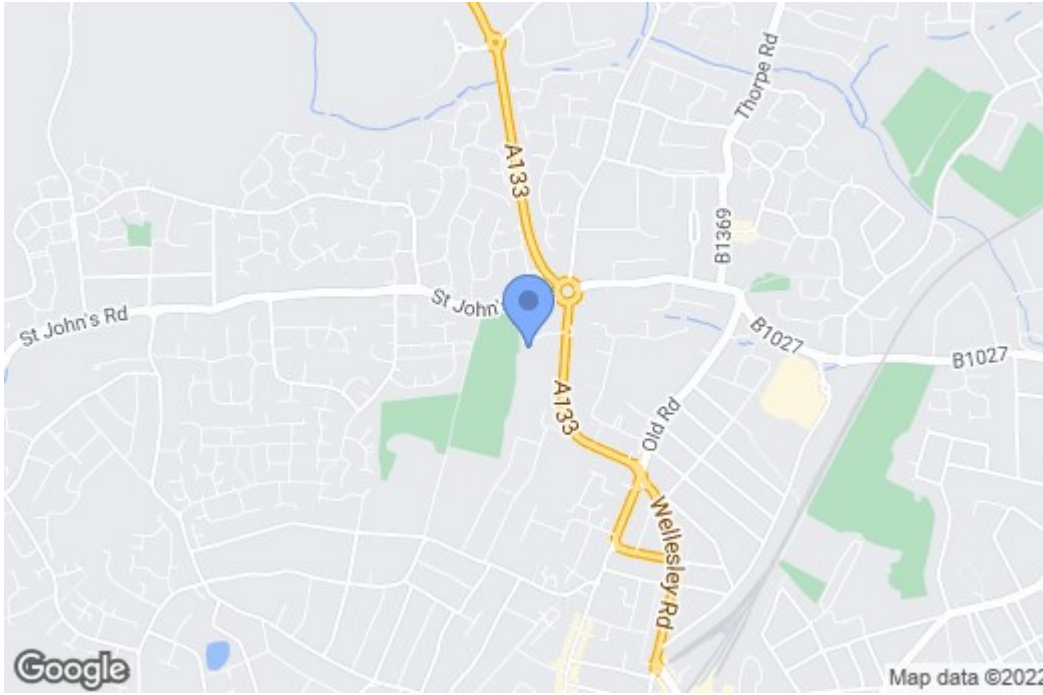
Additional Information Clacton

Council Tax Band: C

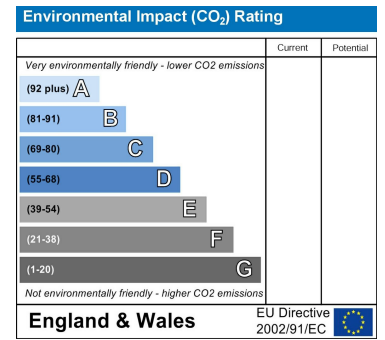
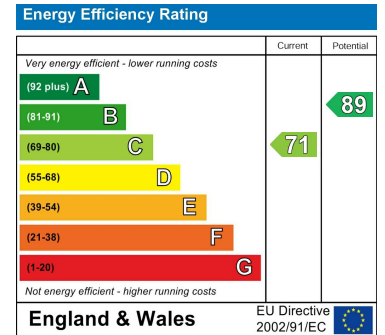
Heating: Gas

Seller's Position: No Onward

Map

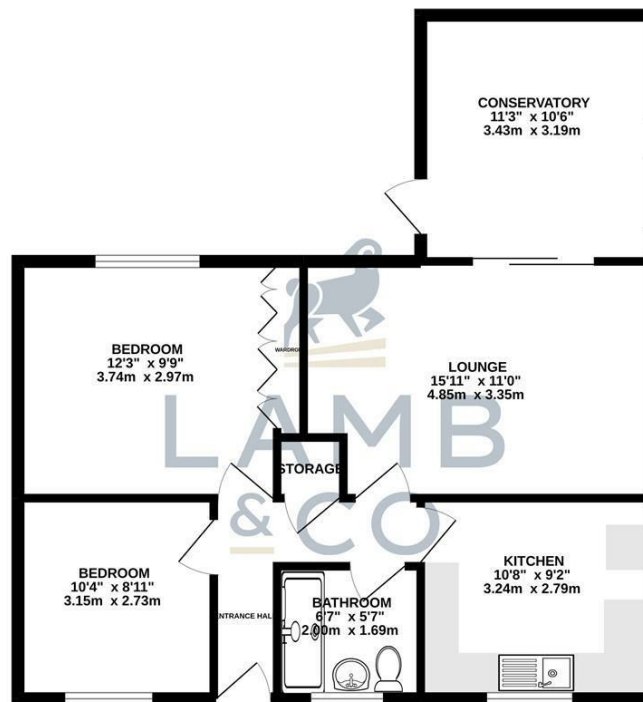


EPC Graphs



Floorplan

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.8 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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