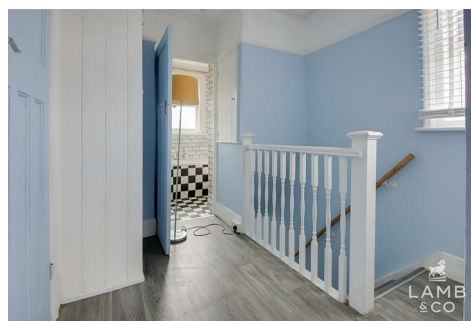




LAMB & CO

Call us on 01255 422 240
Inspired by **property**, driven by **passion**.



BERKELEY ROAD, CLACTON-ON-SEA, CO15 3RR

PRICE £90,000

This comfortable and well-maintained one-bedroom maisonette presents an excellent opportunity for first-time buyers or investors seeking a low-maintenance property close to the coast.

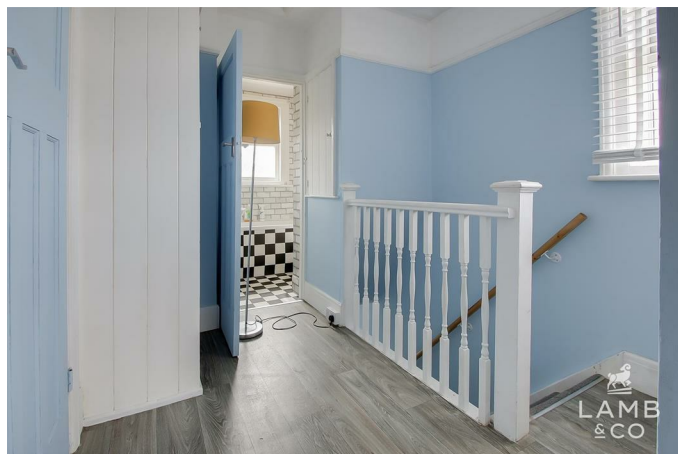
- One Bedroom
- Chain Free
- Maisonette
- Close To Local Amenities
- Private Garden
- EPC C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LANDING



KITCHEN

9'0" x 8'0" (2.74m x 2.44m)



LOUNGE

14'0" x 9'2" (4.27m x 2.79m)



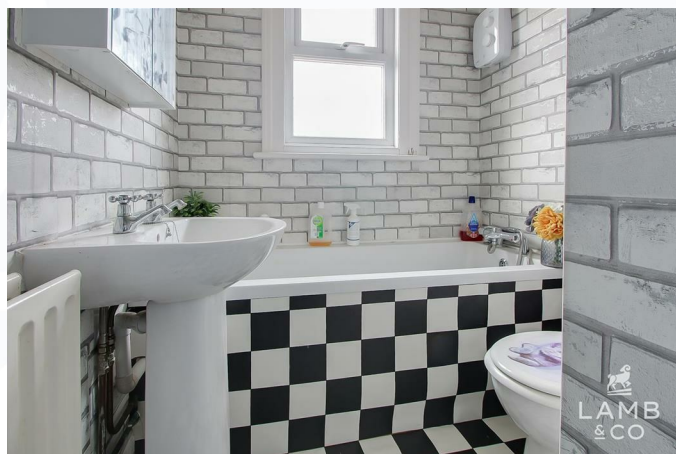
BEDROOM

13'0" x 11'0" (3.96m x 3.35m)



BATHROOM

5'6" x 5'6" (1.68m x 1.68m)



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.

Leasehold Information

Lease Term Remaining: 65 Years

Ground Rent: N/A

Ground Rent Review Period: N/A

Service Charge: N/A

Material Information

Council Tax Band: A

Heating: GCH

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 74%

EE - 80%

Three - 79%

Vodafone - 81%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very low

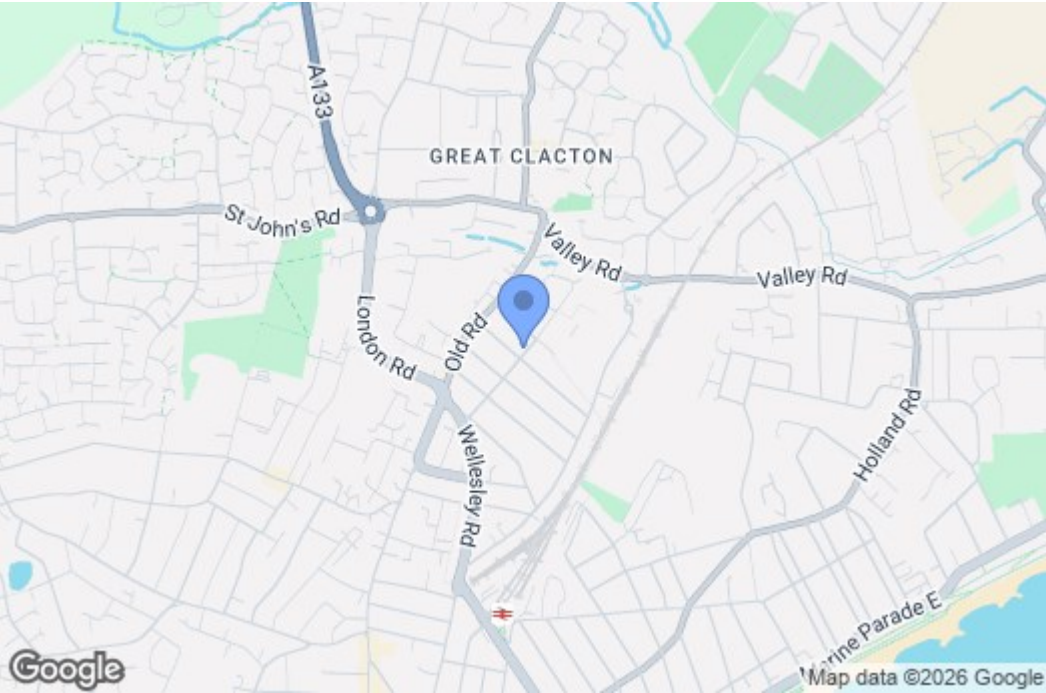
Additional Charges: N/A

Seller's Position: Chain free

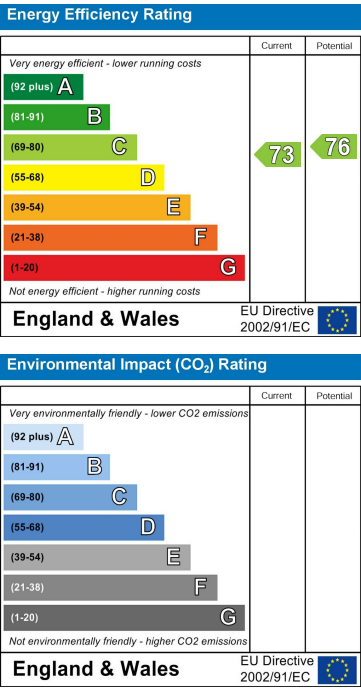
Garden Facing: North/West

Non-Standard Features to note: N/A

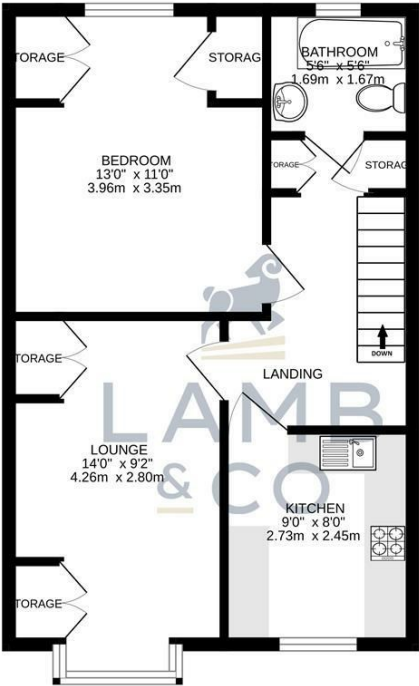
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 472 sq.ft. (43.9 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.
Made with Metropix C2020

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.