



LAMB & CO

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Inspired by property, driven by passion.



NORTH ROAD, CLACTON-ON-SEA, CO15 4DA

PRICE £120,000

This one-bedroom terraced home offers an excellent opportunity for first-time buyers or buy-to-let investors. Conveniently located close to a range of local amenities, the property is ideally positioned for everyday living and commuting. The home is offered with no onward chain, allowing for a smooth and straightforward purchase process.

- One Bedroom
- No Onward Chain
- Proximity to Amenities
- Private Garden
- Great Clacton
- EPC D

OUTSIDE FRONT



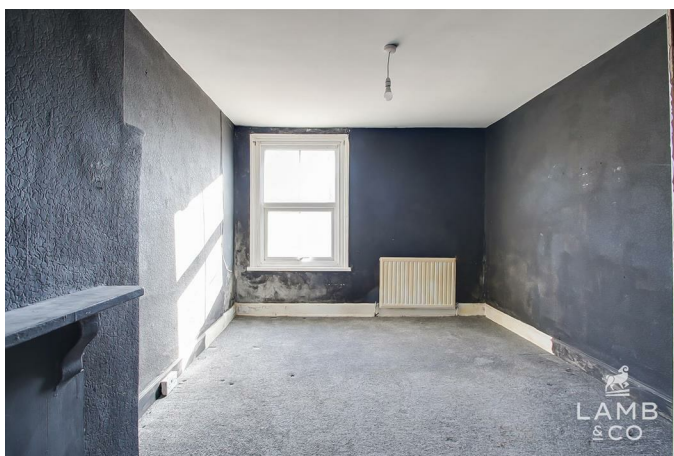
BATHROOM



LOUNGE



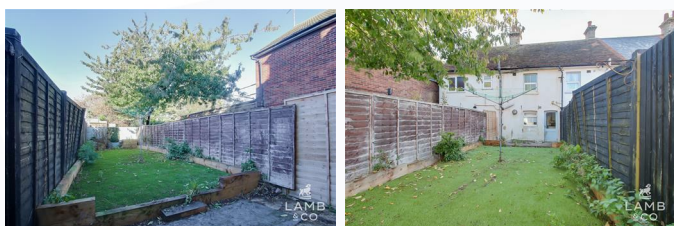
BEDROOM ONE



KITCHEN



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: B

Heating: Gas Central Heating

Services: Mains

Broadband: Ultra Fast

Mobile Coverage:: EE-77%, Three-78%, Vodafone-78% & O2-73%

Construction: Conventional

Restrictions: None

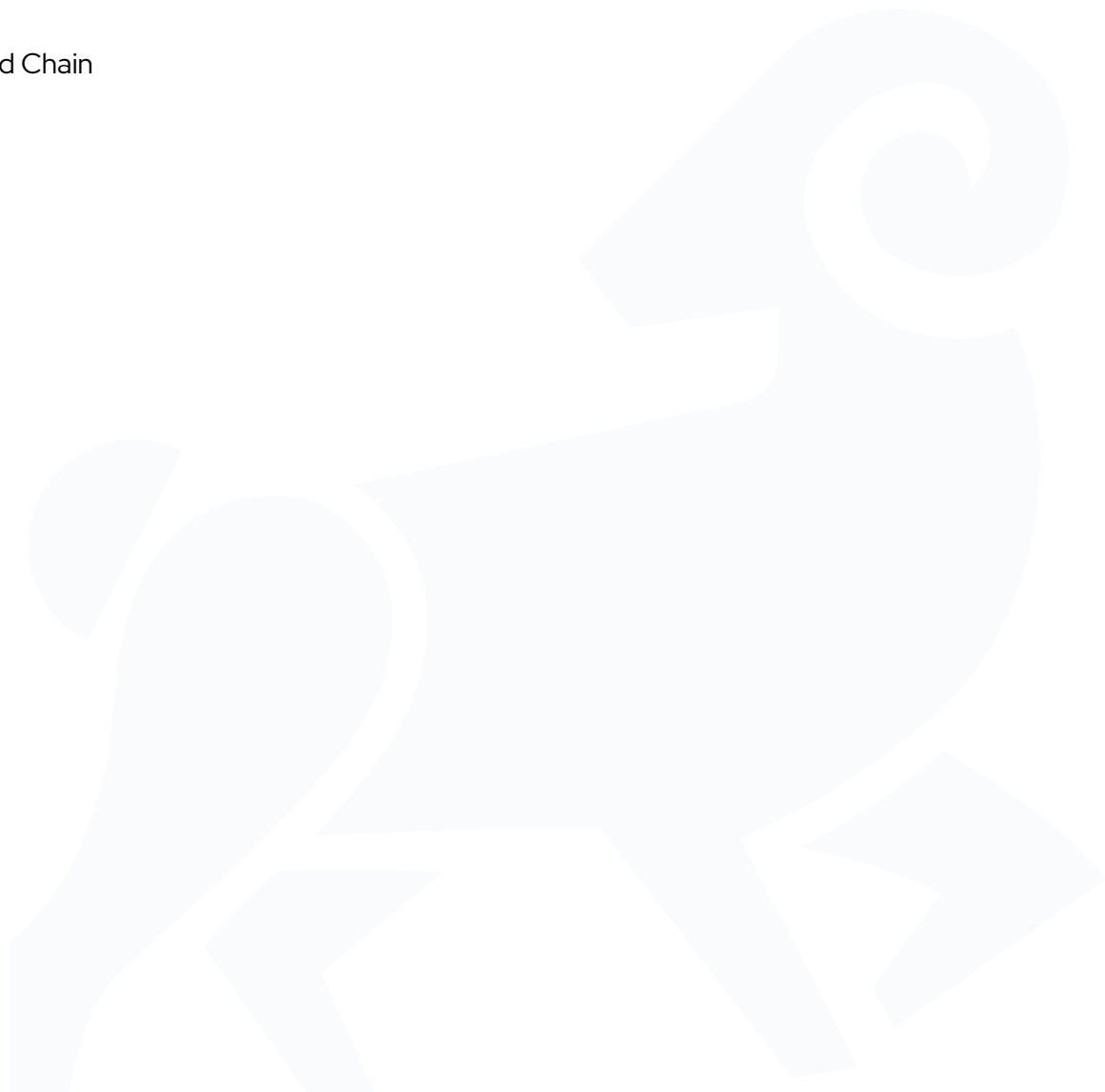
Rights & Easements: None

Flood Risk: Very Low

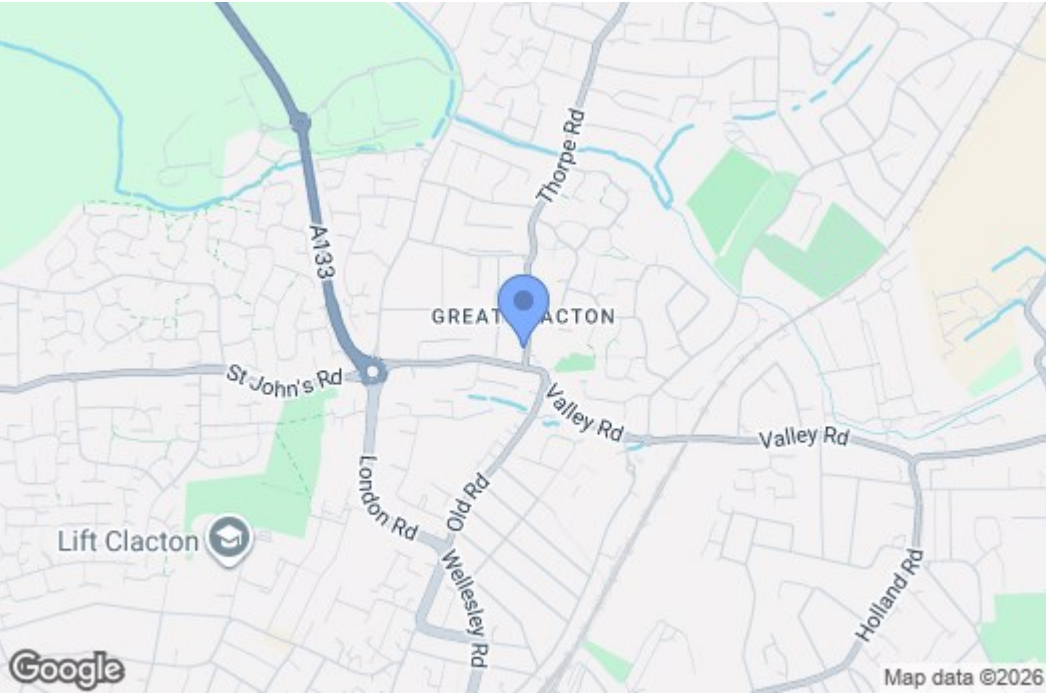
Additional Charges: N/A

Seller's Position: No onward Chain

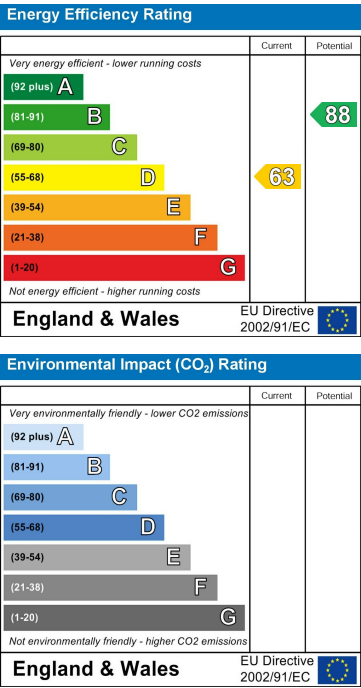
Garden Facing: West



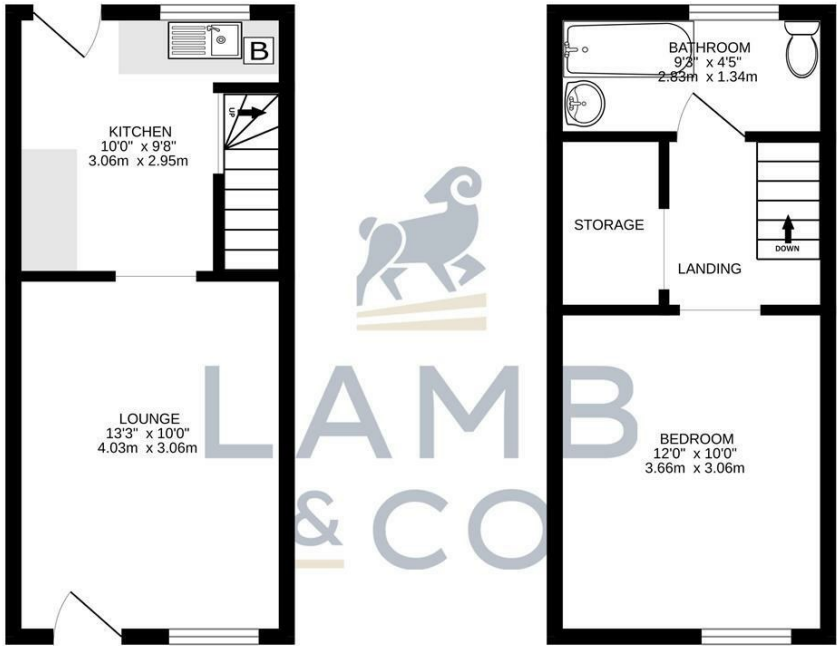
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 460 sq.ft. (42.7 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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