



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

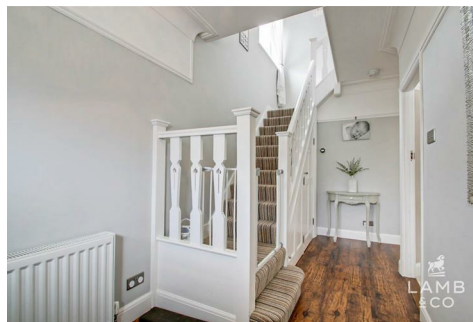
11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332



QUEENSWAY, CLACTON-ON-SEA, CO15 5LN

PRICE £399,995

Located on one of Holland-on-Sea's most desirable streets, this stunning example of a family home which has been meticulously refurbished over the past few years to include; re-wire, new pressurised central heating system, new roof, landscaped front and rear gardens, newly built garage with electric roller door, luxury kitchen and bathroom, Karndean flooring to ground floor and more! A perfect fusion of modern luxury whilst retaining much of the charm and character of it's former years.

- Three Bedrooms
- Block Paved Driveway
- Ground Floor WC
- Stunning Throughout
- Seafront Side of Holland
- Oversized Garage with Office Area
- Landscaped Gardens
- EPC E*
- Completely Refurbished



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DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

15'7 x 6'5 (4.75m x 1.96m)

WC

LOUNGE

15'4 into bay x 13'2 (4.67m into bay x 4.01m)

KITCHEN/DINER

19'9 x 15'3 max (6.02m x 4.65m max)

LANDING

BEDROOM ONE

15'4 into bay x 12' including wardrobes (4.67m into bay x 3.66m including wardrobes)

BEDROOM TWO

12'7 x 11'7 (3.84m x 3.53m)

BEDROOM THREE

9'3 x 7'7 (2.82m x 2.31m)

BATHROOM

7'10 x 7'5 (2.39m x 2.26m)

OUTSIDE

FRONT

REAR

AGENTS NOTE 1

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.

AGENTS NOTE 2

Hot tub not included in sale but may be available by separate negotiation.

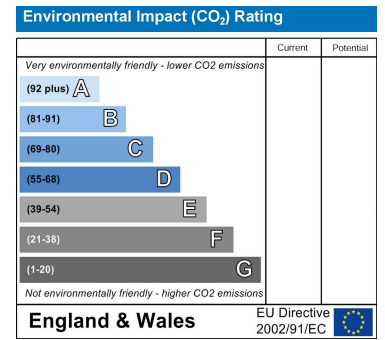
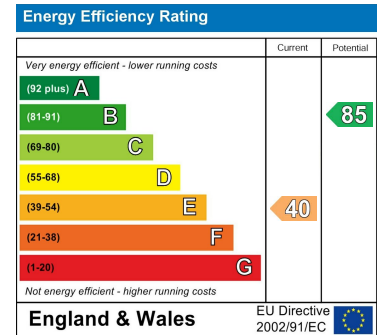
ANTI-MONEY LAUNDERING

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.

Map



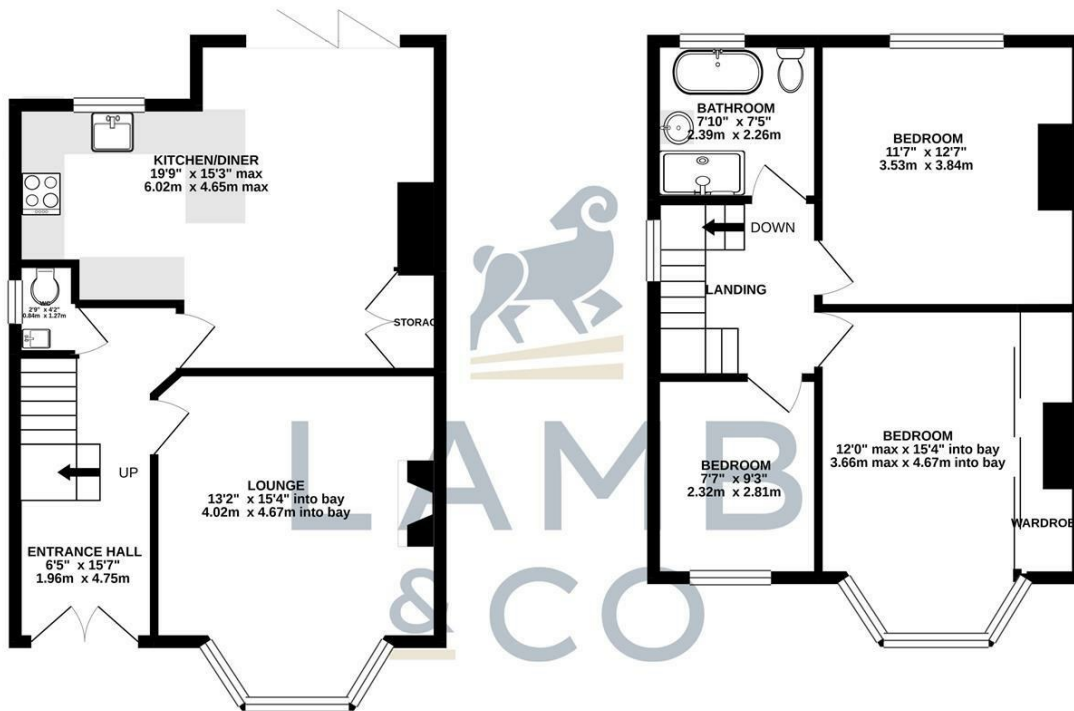
EPC Graphs



Floorplan

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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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