



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 & Manningtree

Spinnels Lane
Wix
Essex CO11 2UJ

01206 635144



ARCHERY FIELDS, CLACTON-ON-SEA, CO15 6RB

PRICE £350,000

Oozing kerb appeal and resting in a quiet cul-de-sac in East Clacton, this substantial detached family home offers a conservatory, en suite leading from bedroom one. This property also benefits from having a garage and off road parking.



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LAMB & CO

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

LOUNGE

20'8x14'11 (6.30m x 4.55m)



WC

KITCHEN/DINER

19'2x7'4 (5.84m x 2.24m)

UTILITY ROOM

4'10x7'4 (1.47m x 2.24m)

CONSERVATORY



FIRST FLOOR

BEDROOM ONE

12'8x12'1 (3.86m x 3.68m)



EN SUITE

4'8x6'2 (1.42m x 1.88m)

BEDROOM TWO

7'10x12'1 (2.39m x 3.68m)

BEDROOM THREE

9'1x10'2 (2.77m x 3.10m)

BEDROOM FOUR

7'10x8'2 (2.39m x 2.49m)

BATHROOM

7'0x6'8 (2.13m x 2.03m)



GARAGE

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

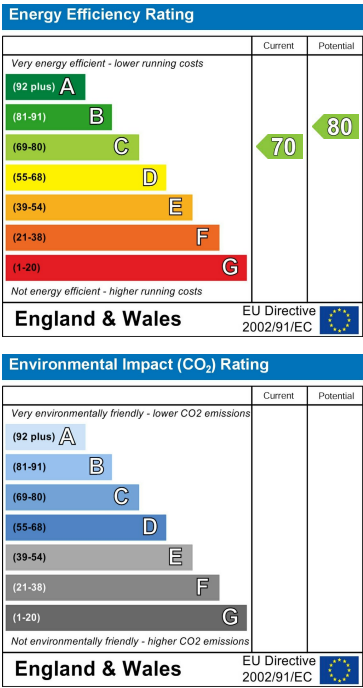
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

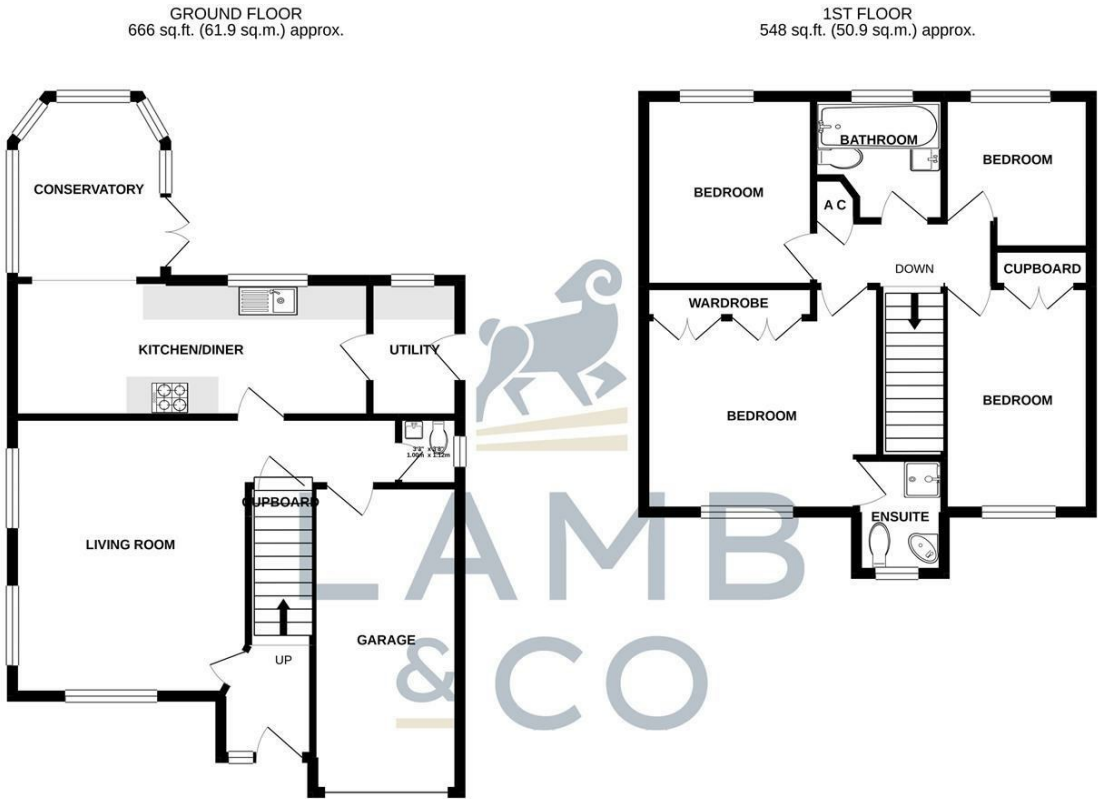
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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