



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



**COLLEGE ROAD, CLACTON-ON-SEA, CO15 6ET**

**GUIDE PRICE £440,000**

\*\*\* GUIDE PRICE £440,000 - £460,000 \*\*\* Beautifully presented and boasting character features, this impressive family home occupies a sought after position of East Clacton. Internally, the sizeable kitchen/family room offers the perfect space for entertaining the family. Additionally the property boasts an en-suite to bedroom one, a WC and off-road parking.

- Five Bedrooms
- Two Reception Rooms
- Off-Road Parking
- En-Suite To Bedroom One
- WC
- EPC D



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**PORCH**

**ENTRANCE HALLWAY**

**LOUNGE**

14'10 x 12'7 (4.52m x 3.84m)

**DINING ROOM**

12'5 x 11'4 (3.78m x 3.45m)

**KITCHEN/FAMILY ROOM**

19'5 x 14'10 (5.92m x 4.52m)

**KITCHEN/FAMILY ROOM VIEW  
TWO**

**WC**

8'3 x 6'11 (2.51m x 2.11m)

**BEDROOM THREE/ STUDY**

15'9 x 6'9 (4.80m x 2.06m)

**FIRST FLOOR**

**BEDROOM FOUR**

12'8 x 6'11 (3.86m x 2.11m)

**BEDROOM FIVE**

7'10 x 6'9 (2.39m x 2.06m)

**BEDROOM ONE**

15'5 x 9'3 (4.70m x 2.82m)

**EN-SUITE**



**BEDROOM TWO**

12'5 x 11'7 (3.78m x 3.53m)

**BATHROOM**

8'7 x 7'9 (2.62m x 2.36m)

**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: D

Heating: Gas

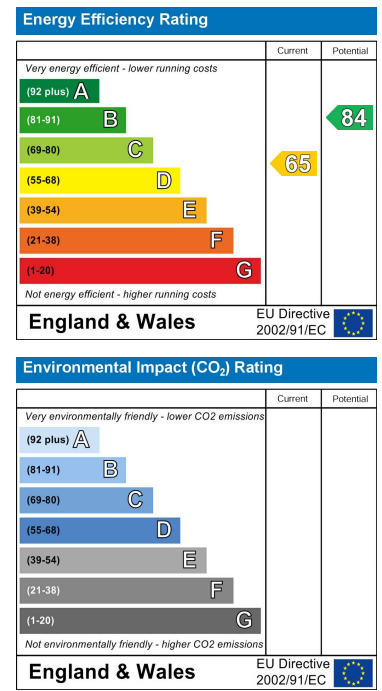
Seller's Position: Needs to find



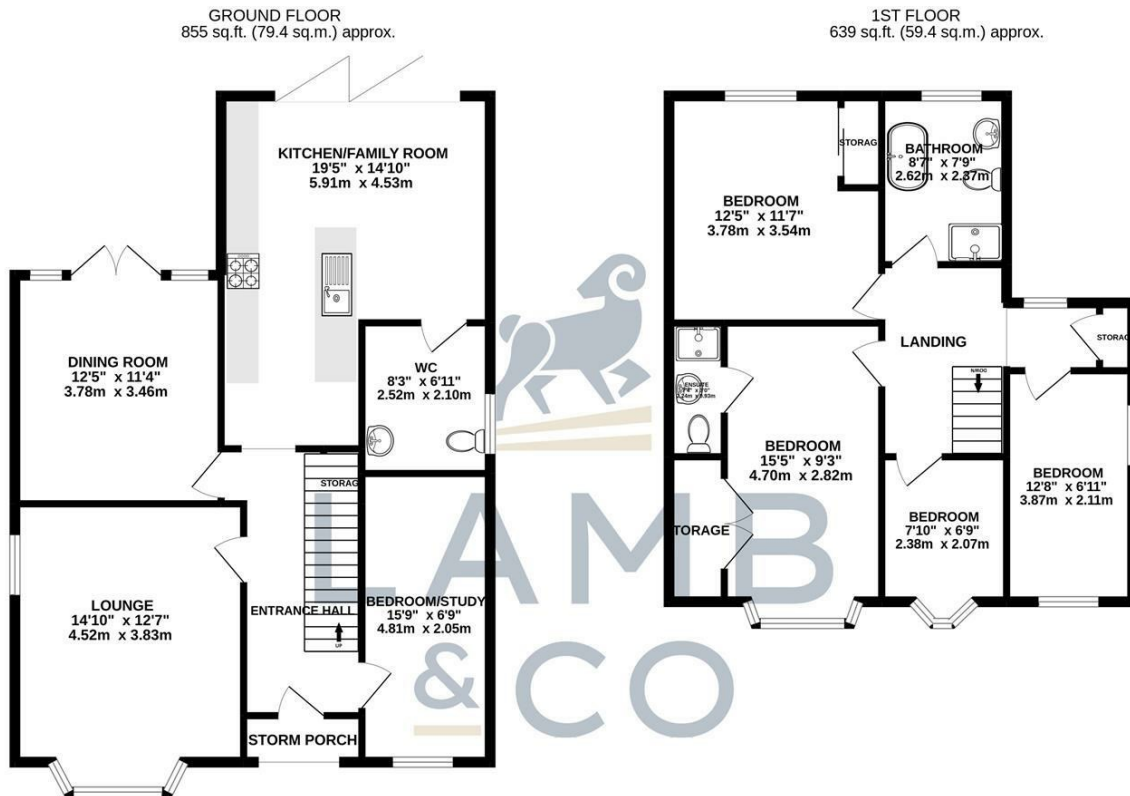
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1494 sq.ft. (138.8 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.  
Made with Metropix ©2022

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.