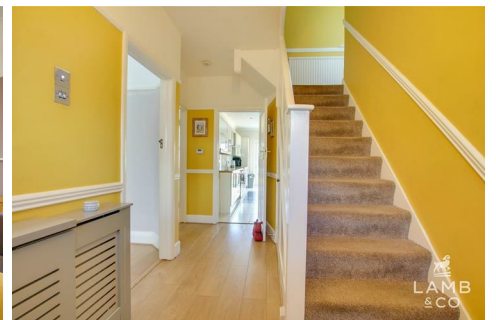




LAMB & CO

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



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

GUIDE PRICE £425,000

*** GUIDE PRICE £425,000 - £450,000 *** 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

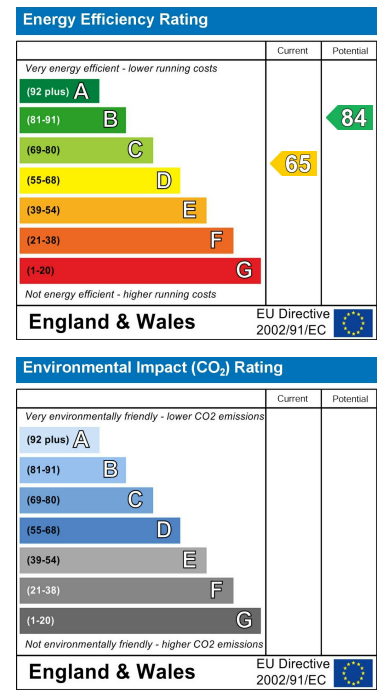
Heating: Gas

Seller's Position: Needs to find

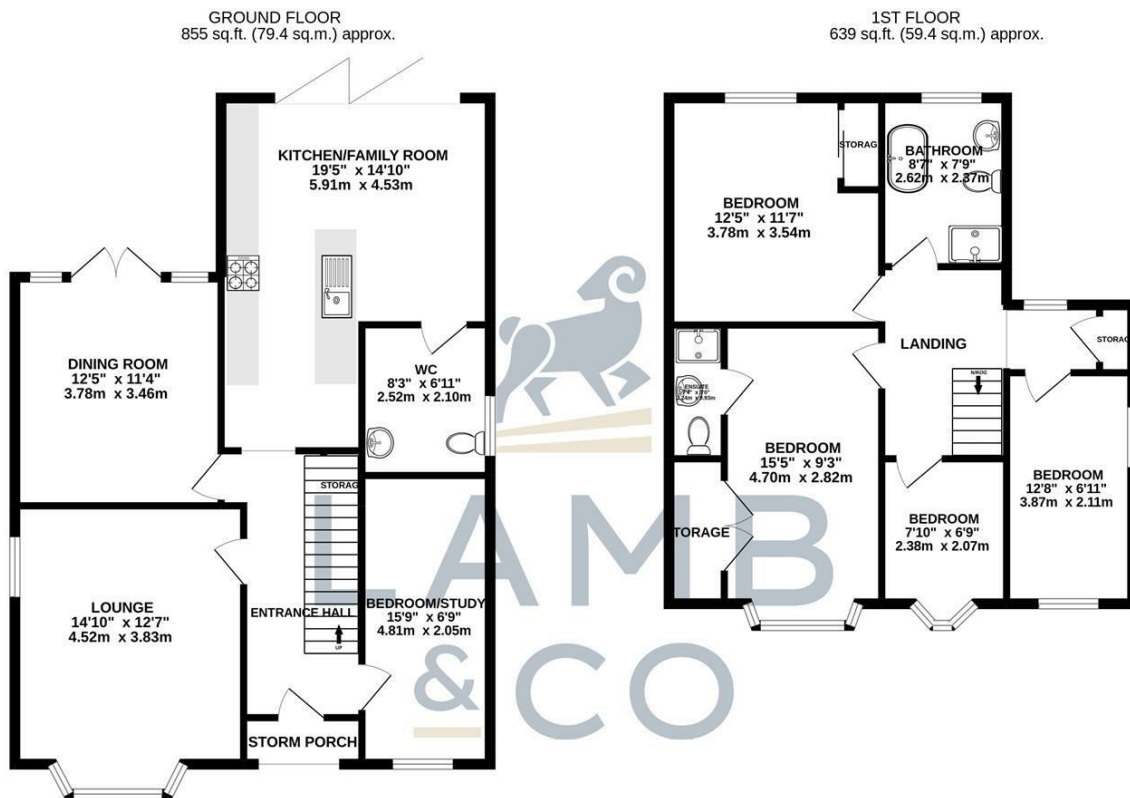
Map



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.

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