



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



HOMING ROAD, LITTLE CLACTON, CO16 9ER

GUIDE PRICE £350,000

Guide price-£350,000-£370,000 This beautifully presented family home benefits from three bedrooms, a spacious kitchen/diner and parking for several vehicles. The property also boasts a peaceful, secluded location on a private lane, whilst also being close to amenities and with easy access to main roads.

- Three Bedrooms
- Open Plan Kitchen/Diner
- Beautifully Presented Throughout
- Garage & Off Road Parking
- No Onward Chain
- EPC: B



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



W/C



LOUNGE

17'0 x 12'3 (5.18m x 3.73m)



KITCHEN/DINER

21'2 x 17'0 (6.45m x 5.18m)



FIRST FLOOR

FIRST FLOOR LANDING



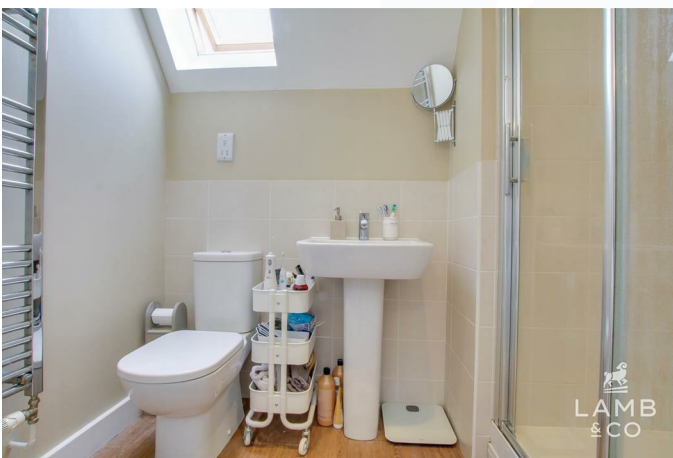
BEDROOM ONE

14'11 x 12'3 (4.55m x 3.73m)



EN-SUITE

7'8 x 4'8 (2.34m x 1.42m)



BEDROOM THREE

10'8 x 7'2 (3.25m x 2.18m)

BEDROOM TWO

9'9 x 8'5 (2.97m x 2.57m)



BATHROOM

8'4 x 5'11 (2.54m x 1.80m)



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.

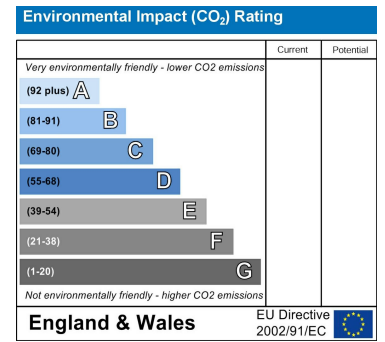
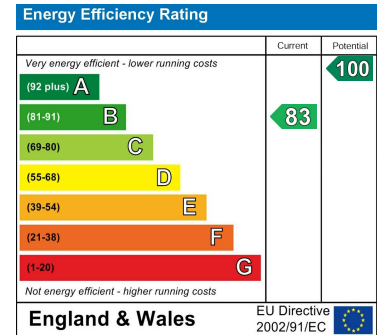
Additional Information Clacton

Council Tax Band: D
Heating: Gas
Seller's Position: No Onward
Garden Facing: South

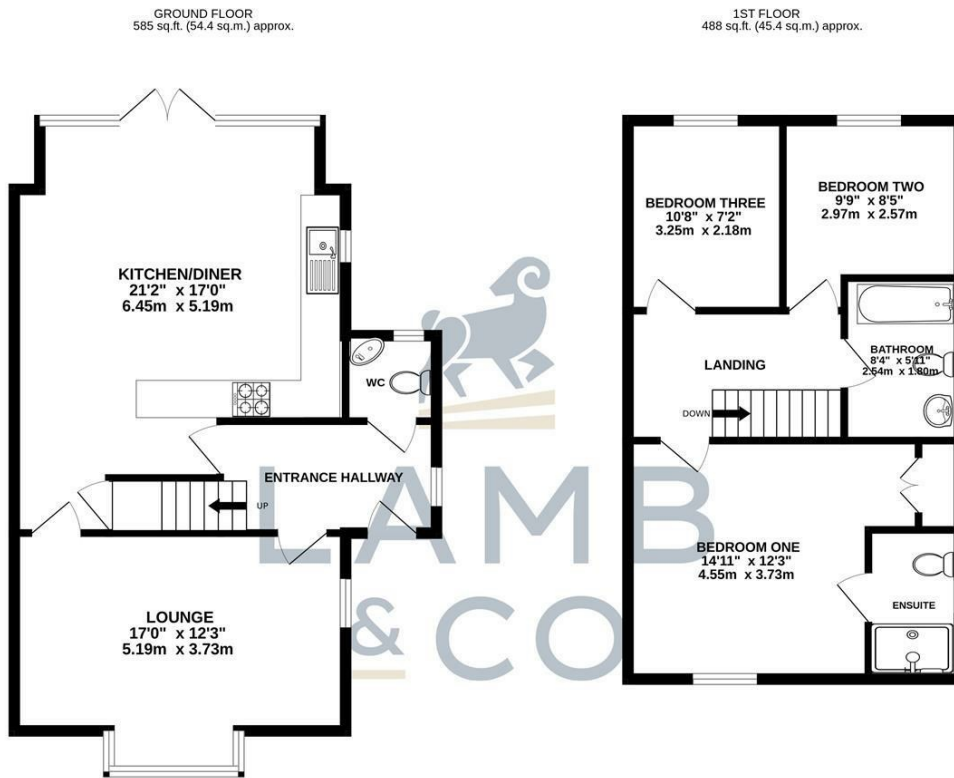
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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