



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



**CLACTON ROAD, CLACTON-ON-SEA, CO16 8PE**

**OIEO £475,000**

Located in a non estate position within the historic village of St Osyth, this extended five bedroom family home boasts three reception rooms, utility room and a conservatory expanding the living space. Additionally the property also benefits from en-suites to bedrooms one and two, off-road parking, and being sold with no onward chain!

- Five Bedrooms
- Three Reception Rooms
- Conservatory
- Utility Room
- Off-Road Parking
- EPC C





Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**ENTRANCE HALLWAY**

**RECEPTION/STUDY**



**WC**



**KITCHEN/BREAKFAST ROOM**

21'1 x 9'9 (6.43m x 2.97m)



**UTILITY ROOM**

8'4 x 7'5 (2.54m x 2.26m)



**DINING ROOM**

10'4 x 8'9 (3.15m x 2.67m)



## CONSERVATORY

15'9 x 10'0 (4.80m x 3.05m)



## BEDROOM ONE

14'11 x 12'0 (4.55m x 3.66m)



## LOUNGE

22'3 x 12'4 (6.78m x 3.76m)

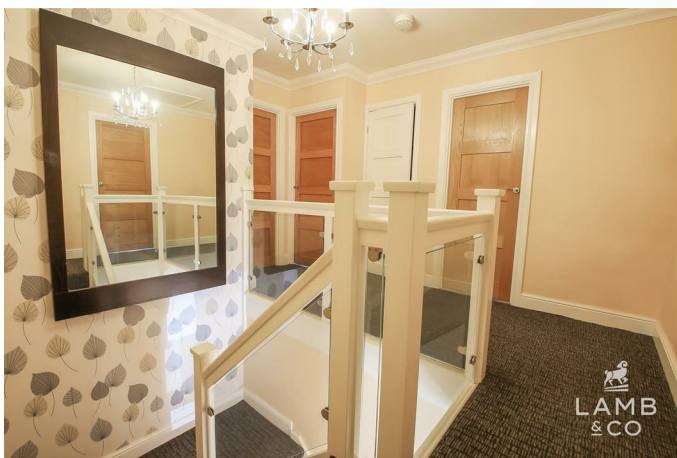


## EN SUITE (BEDROOM ONE)

6'10 x 5'6 (2.08m x 1.68m)



## FIRST FLOOR



## BATHROOM

8'9 x 5'11 (2.67m x 1.80m)





### BEDROOM FIVE

11'9 x 7'3 (3.58m x 2.21m)



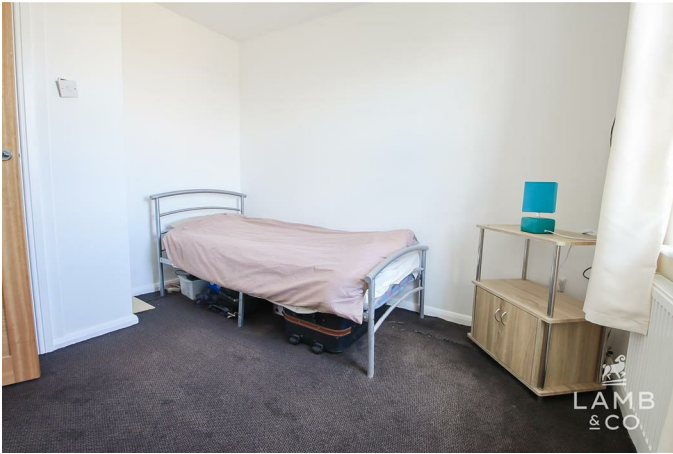
### EN SUITE (BEDROOM TWO)

5'9 x 5'5 (1.75m x 1.65m)



### BEDROOM FOUR

10'5 x 9'2 (3.18m x 2.79m)



### BEDROOM THREE

10'6 x 9'9 (3.20m x 2.97m)



### BEDROOM TWO

17'2 x 9'9 (5.23m x 2.97m)



### 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

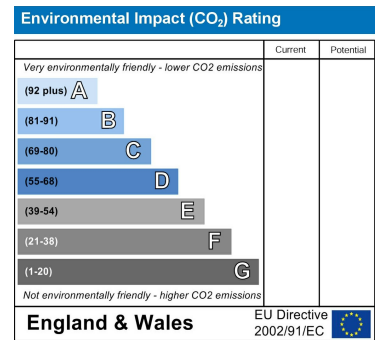
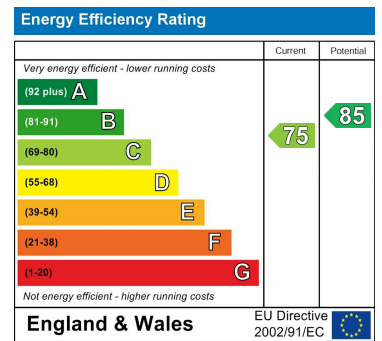
Seller's Position: No Onward Chain

Garden Facing: North

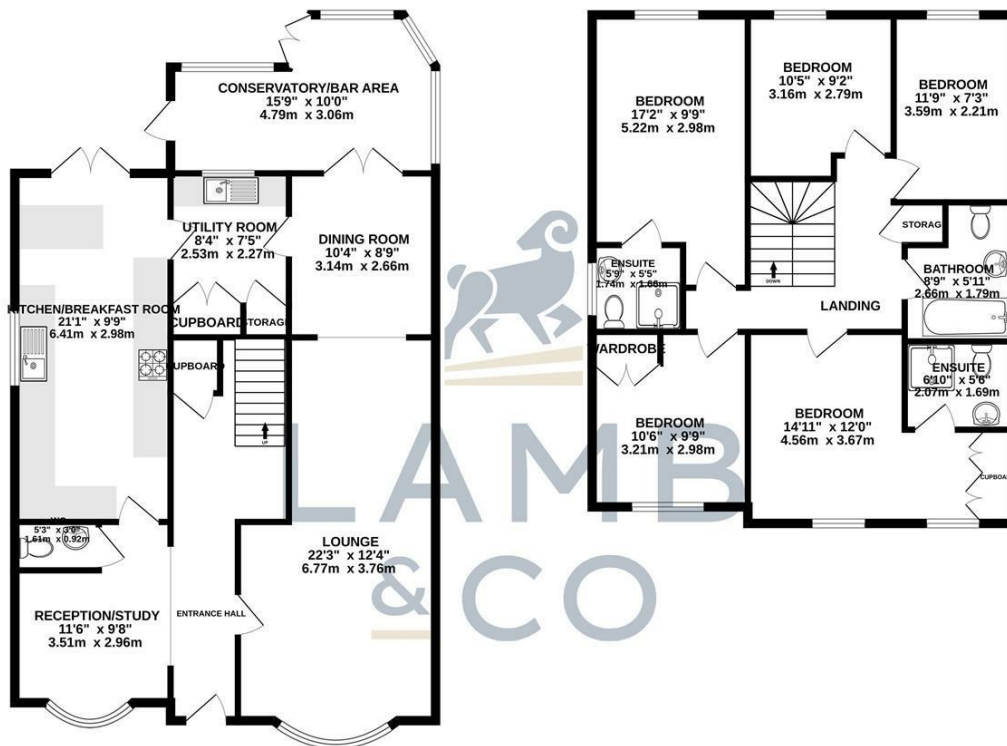
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 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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