



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



COLCHESTER ROAD, WEELEY, CO16 9JT

GUIDE PRICE £400,000

*** Guide price-£400,000-£425,000 *** This spacious family home located in the sought-after village of Weeley offers an ideal blend of comfort and functionality. Featuring off-road parking, a garage and two reception rooms, providing versatile spaces for entertaining or relaxation. With the added convenience of a ground floor cloakroom, first floor WC , and an en suite to the master bedroom. Sold with no-onward chain.

- Five Bedrooms
- Modern Detached House
- En-Suite to Master Bed
- Village Location
- Garage & Parking
- EPC C



ENTRANCE HALL

DINING ROOM/STUDY

10'2" 9'8" (3.10m 2.95m)



LOUNGE

20'00" 12'5" (6.10m 3.78m)



KITCHEN/DINER

17'8" 9'7" (5.38m 2.92m)



BEDROOM FIVE

10'3" 8'7" (3.12m 2.62m)

BATHROOM

8'7" 6'00" (2.62m 1.83m)

BEDROOM FOUR

10'10" 10'3" (3.30m 3.12m)

BEDROOM ONE

13'7" 12'7" (4.14m 3.84m)



EN-SUITE

6'4" 6'1" (1.93m 1.85m)



OUTSIDE



BEDROOM THREE

12'4" 10'4" (3.76m 3.15m)



OUTSIDE REAR



BEDROOM TWO

16'5" 12'4" (5.00m 3.76m)



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

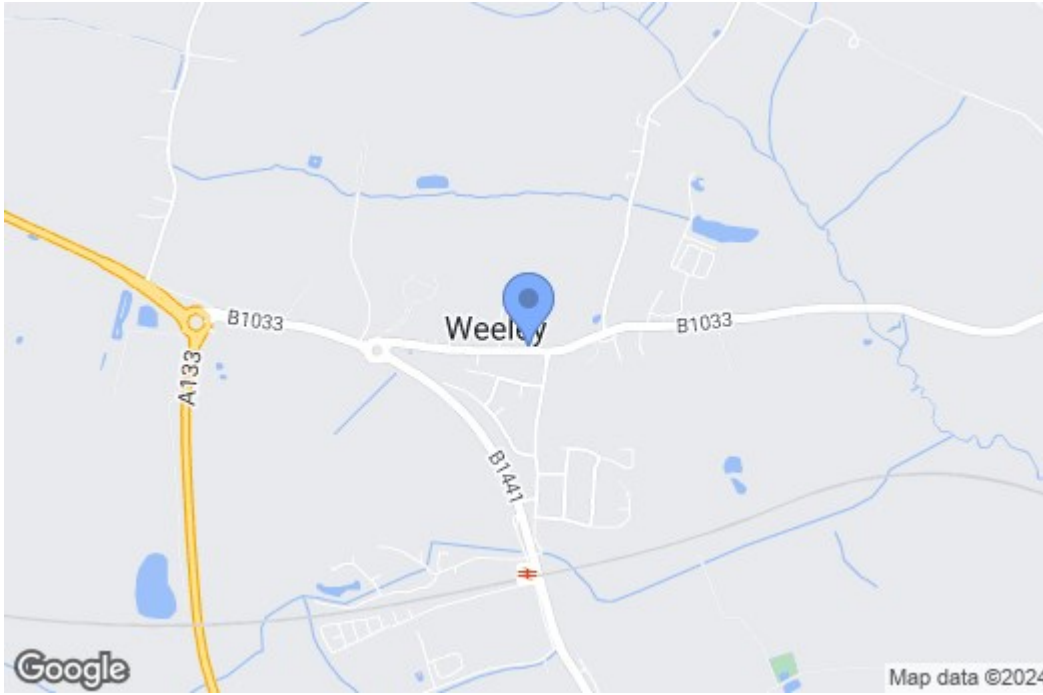
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Information Clacton

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



Map

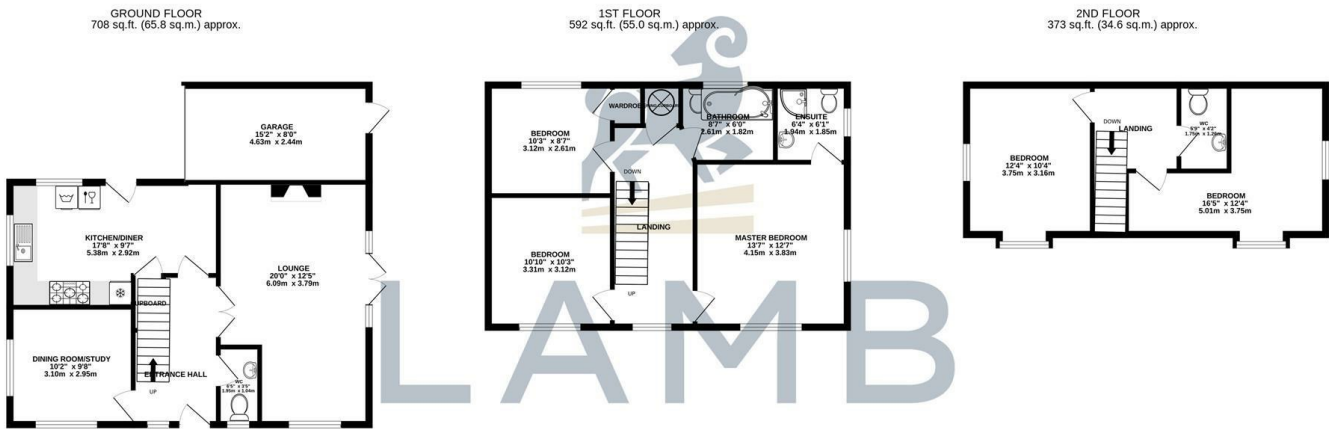


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 1672 sq.ft. (155.4 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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