



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



STEPHENS DRIVE, COLCHESTER, CO7 0FN

PRICE £300,000

This charming and modern 3-bedroom semi-detached house, situated in the picturesque coastal town of Brightlingsea, offers a comfortable and contemporary living space. Built in 2017, the property is in good condition, with a well-presented interior and a range of desirable features. It's the perfect family home in a serene coastal setting.

- Three Bedrooms
- Downstairs W.C
- Off Road Parking & Garage
- Built In 2017
- Lounge/Diner
- Built In Wardrobes In Master Bedroom
- EPC - B



ENTRANCE HALL

KITCHEN

9'3" 8'4" (2.82m 2.54m)



LOUNGE/DINER

16'1" 14'8" (4.90m 4.47m)



BEDROOM THREE

8'6" 7'9" (2.59m 2.36m)



BEDROOM ONE

12'00" 8'4" (3.66m 2.54m)



BEDROOM TWO

9'3" 8'4" (2.82m 2.54m)



BATHROOM

7'9" 4'6" (2.36m 1.37m)



OUTSIDE



OUTSIDE REAR



Additional Information Clacton

Council Tax Band: C

Heating: Gas

Seller's Position: Needs To Find

Garden Facing: East

Garage: Held on a separate Leasehold title. We are advised that an annual ground rent of £80 PA applies

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.

Map



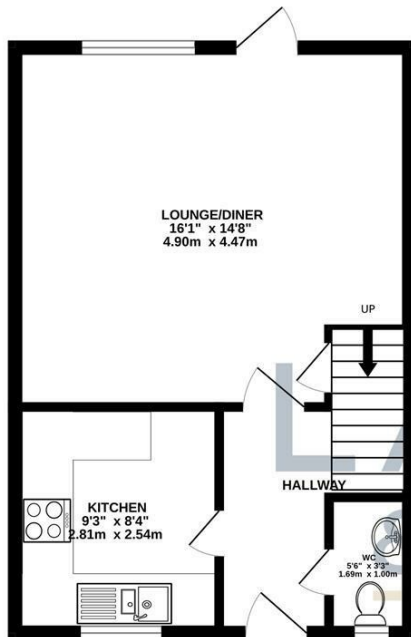
EPC Graphs

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			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

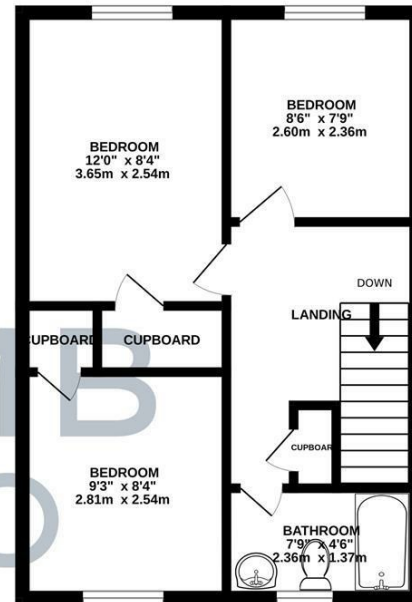
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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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