



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



ARCHERY FIELDS, CLACTON-ON-SEA, CO15 6RB

GUIDE PRICE £350,000

**** GUIDE PRICE £350,000 - £375,000 **** A superbly presented, detached family home located on the popular 'Greenacres' development on the favoured East side of Clacton, with popular primary and secondary schools close by and just a minute walk to recreation ground making it ideal for dog owners and sporting families. The property benefits from two reception areas plus conservatory and a generous kitchen/breakfast room. The garage has been part converted to create utility room and ground floor WC, the first floor offers four bedrooms with en-suite to master and a modern family bathroom.

- Four Bedrooms
- Popular Location
- Conservatory
- Utility Room & Ground Floor WC
- En-Suite to Master
- EPC TBC
- Close to Schools & Open Space
- East Clacton



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

14'1 x 13'1 (4.29m x 3.99m)



DINING ROOM

9'8 x 8'9 (2.95m x 2.67m)



CONSERVATORY

10'11 x 9'7 (3.33m x 2.92m)



KITCHEN/BREAKFAST ROOM

15'6 x 9'8 (4.72m x 2.95m)



UTILITY ROOM

8'8 x 7'5 (2.64m x 2.26m)



WC



EN-SUITE

7'5 x 4'7 (2.26m x 1.40m)



FIRST FLOOR

LANDING

BEDROOM ONE

13'1 x 11'1 (3.99m x 3.38m)



BEDROOM TWO

10'8 x 8'4 (3.25m x 2.54m)



BEDROOM THREE

10'1 x 7'9 (3.07m x 2.36m)



BEDROOM FOUR

8'5" x 8'4" (2.57m x 2.54m)



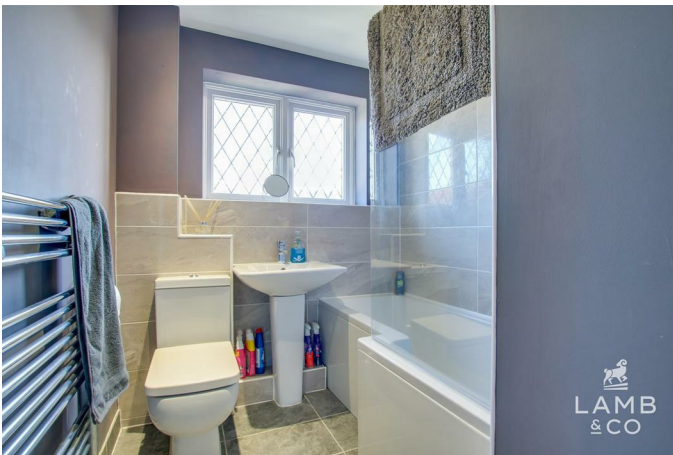
REAR

27' x 37' (8.23m x 11.28m)



BATHROOM

7'9" x 6'1" (2.36m x 1.85m)



Additional Information

Council Tax Band: D

Heating: Gas central heating

Seller's Position: To find

Garden Facing: East

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.

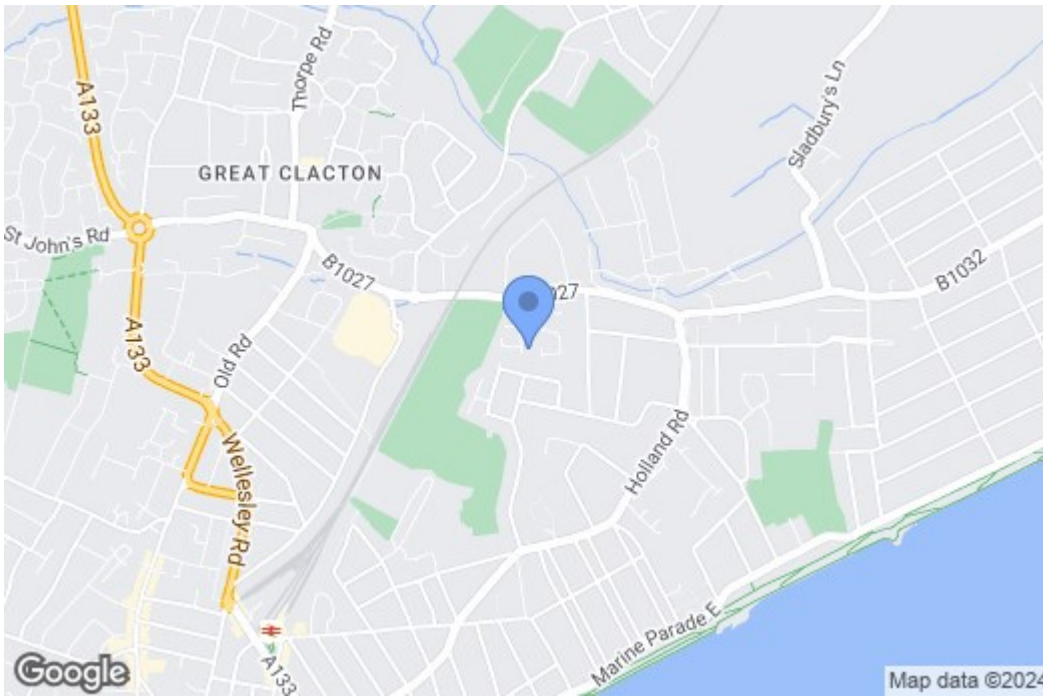
AML

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.

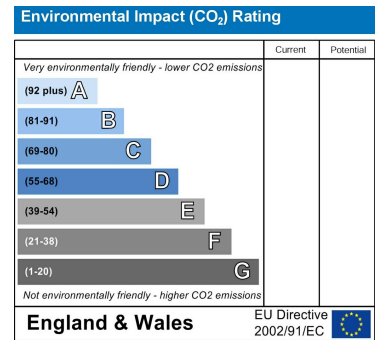
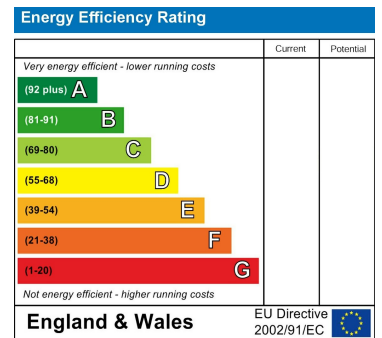
OUTSIDE

FRONT

Map



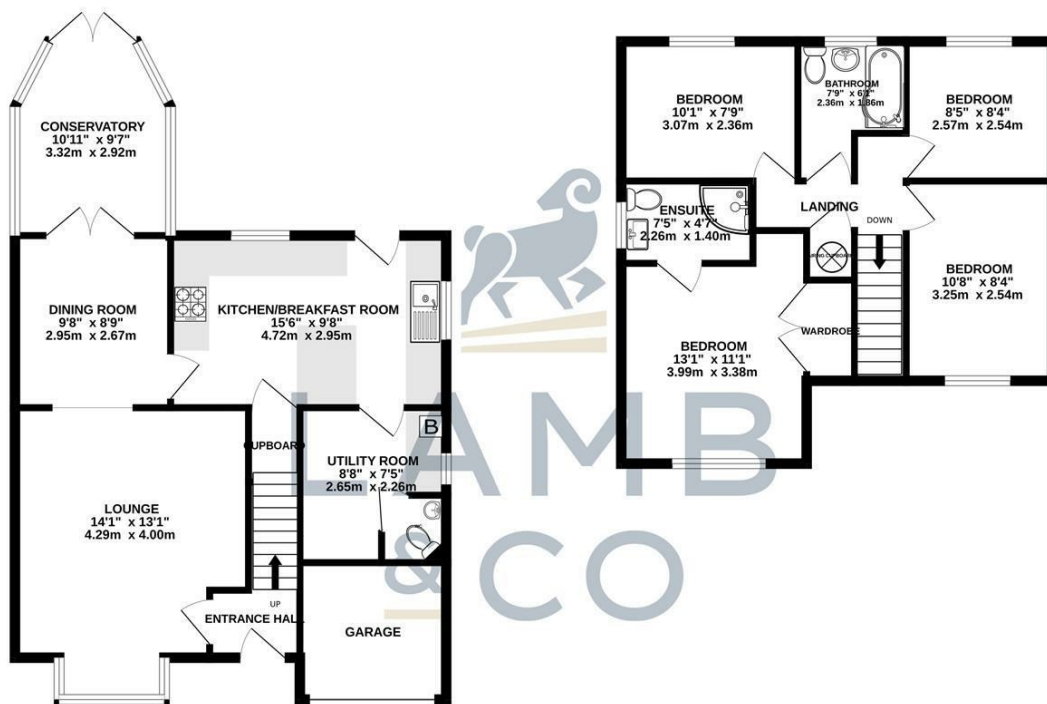
EPC Graphs



Floorplan

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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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