



LAMB & CO

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OAKMEAD ROAD, CLACTON-ON-SEA, CO16 8NN

GUIDE PRICE £450,000

** Guide Price £450,000 - £475,000 ** Newly built and fished to a high specification, this attractive and spacious home is located within walking distance to the beach in the village of Point Clear. Some of the many benefits include, off road parking, a ground floor shower room, utility room, and an ensuite to bedroom one. The property offers a versatile layout with up to five bedrooms or several reception areas.

- Four/Five Bedrooms
- High Specification
- New Build
- Off Road Parking
- No Onward Chain
- EPC - B

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL

SITTING ROOM

13'9" x 12'0" (4.19m x 3.66m)

BEDROOM FOUR

13'5" x 12'1" (4.09m x 3.68m)

RECEPTION

22'0" x 20'11" (6.71m x 6.38m)

KITCHEN/DINER

31'9" x 14'11" (9.68m x 4.55m)

KITCHEN

DINING AREA

KITCHEN/DINER VIEW 2

UTILITY ROOM

8'3" x 6'5" (2.51m x 1.96m)

SHOWER ROOM

8'3" x 5'8" (2.51m x 1.73m)

LANDING

BEDROOM TWO

14'3" x 12'1" (4.34m x 3.68m)

BEDROOM ONE

20'3" x 15'0" (6.17m x 4.57m)

ENSUITE

7'7" x 7'5" (2.31m x 2.26m)

BEDROOM THREE

12'2" x 10'11" (3.71m x 3.33m)

BATHROOM

8'8" x 6'8" (2.64m x 2.03m)

OUTSIDE REAR

OUTSIDE FRONT

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.

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.

Additional Information Clacton

Council Tax Band: TBC

Heating: Gas

Seller's Position: No onward chain

Garden Facing: North

Map



EPC Graphs

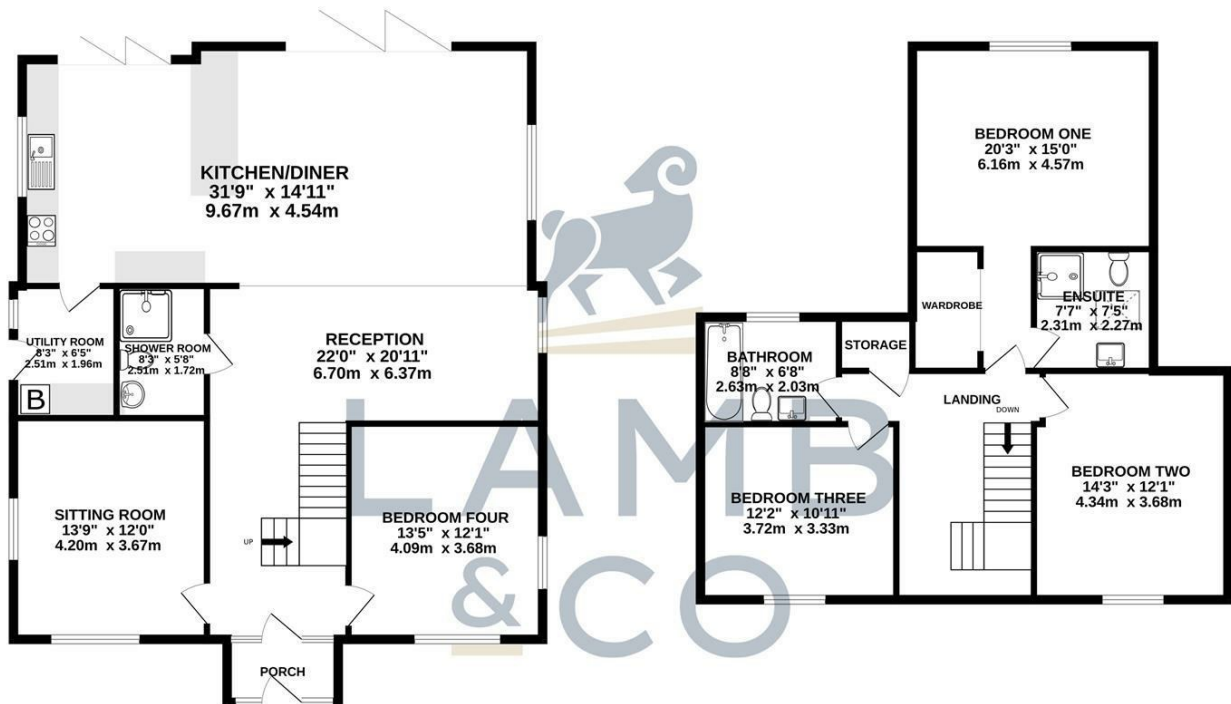
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
1215 sq.ft. (112.9 sq.m.) approx.

1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 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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