



LAMB & CO

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Inspired by property, driven by passion.



BETTS GREEN ROAD, LITTLE CLACTON, CO16 9NH

OFFERS IN EXCESS OF £495,000

Welcome to 'The Meadows', a peaceful mews development of just seven properties. This high specification detached bungalow offers spacious, light and airy accommodation throughout with luxury detail present behind each door. Additional benefits include; field views, two en-suites, detached garage with electric door and ample off-road parking.

- Three Bedrooms
- Field Views
- Luxury Specification
- NEFF Appliances
- Quiet Mews Position
- Off-Road parking & Garage

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM THREE

14'5 x 10'0 (4.39m x 3.05m)



BEDROOM TWO

15'0 10'0 (4.57m 3.05m)



EN SUITE

10'0 x 3'11 (3.05m x 1.19m)

BATHROOM

10'0 x 6'6 (3.05m x 1.98m)



LOUNGE

15'0 x 14'4 (4.57m x 4.37m)



BEDROOM ONE

20'5 x 10'3 (6.22m x 3.12m)



KITCHEN

16'0 x 10'0 (4.88m x 3.05m)



EN SUITE

6'3 x 6'0 (1.91m x 1.83m)



UTILITY

10'3 x 9'1 (3.12m x 2.77m)



OUTSIDE



OUTSIDE REAR



Agents Note Sales

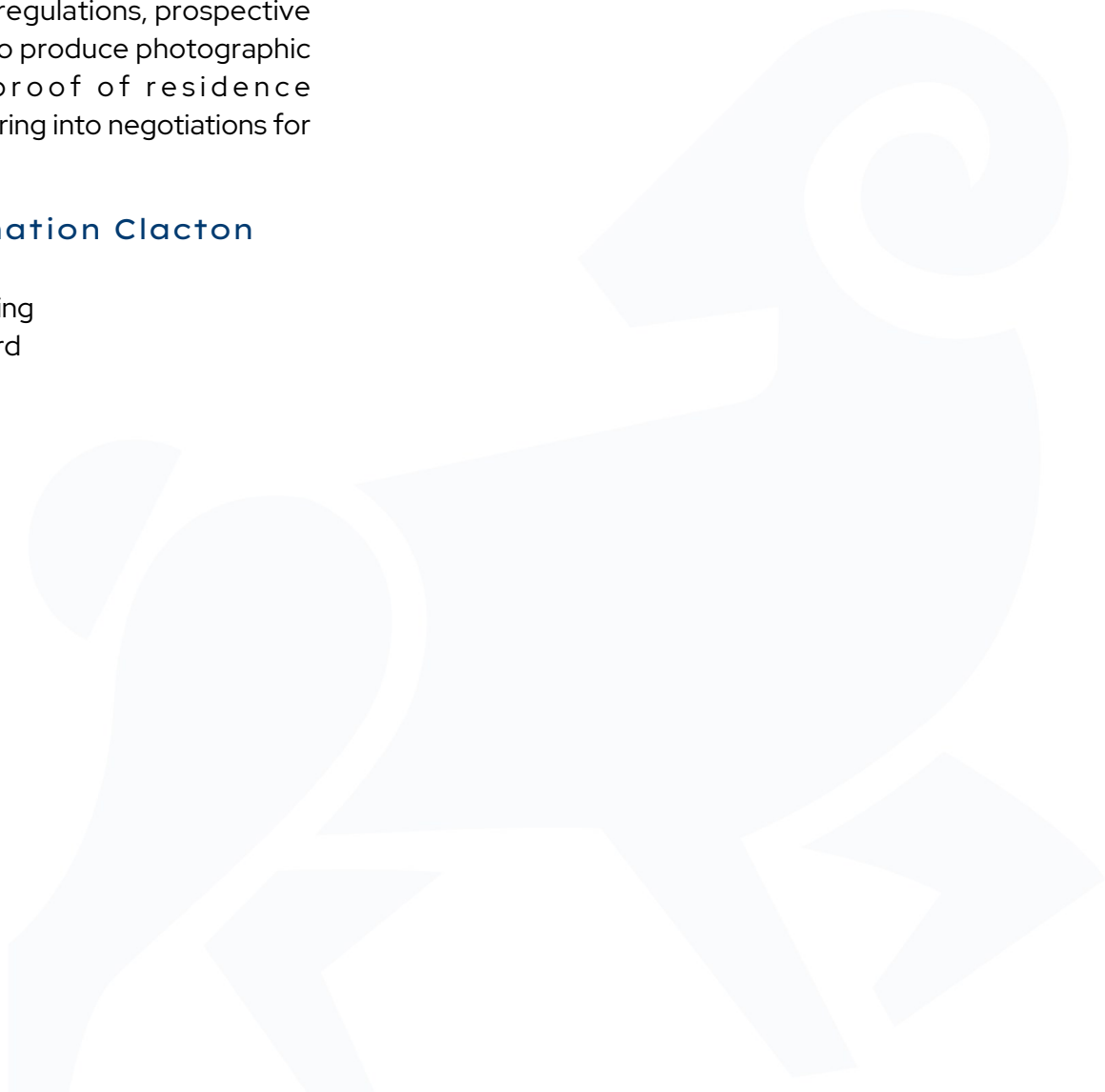
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

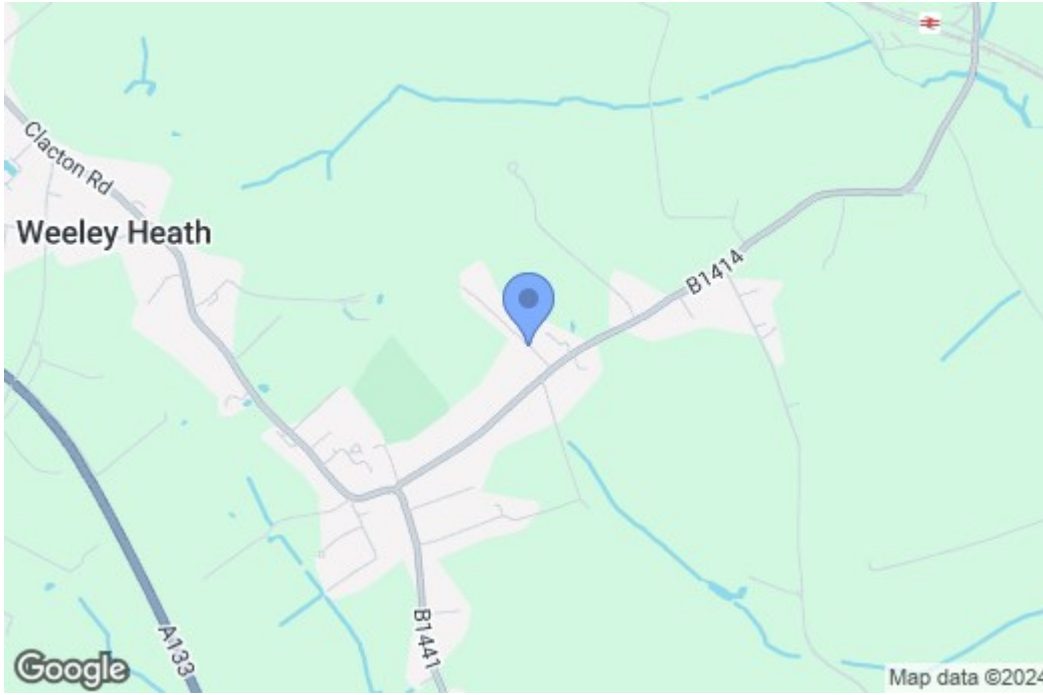
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Information Clacton

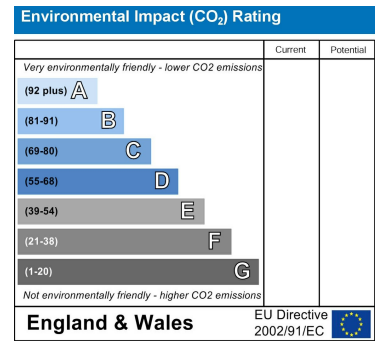
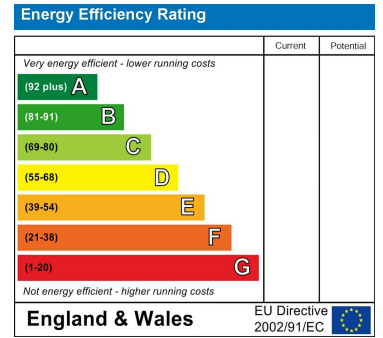
Council Tax Band: TBC
Heating: Under Floor Heating
Seller's Position: No Onward
Garden Facing:



Map

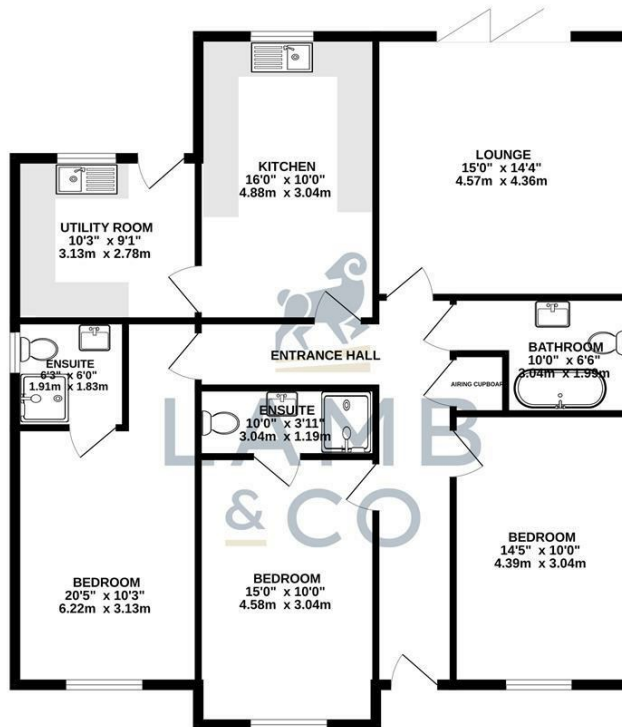


EPC Graphs



Floorplan

GROUND FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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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