



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## GORSE LANE, CLACTON-ON-SEA, CO15 4RJ

GUIDE PRICE £350,000

\*\*\*Guide price- £350,000-£375,000\*\*\* This Charming three bedroom detached chalet in the sought-after location of Great Clacton. This property offers ample off-road parking, providing convenience for residents and guests. Boasting two shower rooms, it ensures comfort and practicality. Additionally, the home features a separate dining room, adding a touch of elegance to the living space. Don't miss the opportunity to own this delightful property in a desirable area.

- Three Bedrooms
- Dining Room & Study
- Off Road Parking & Garage
- Well Presented
- South Facing Garden
- EPC - D



Sales | Lettings | Commercial | Land & New Homes  
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

## ENTRANCE HALL

## BEDROOM ONE

12'9" 11'4" (3.89m 3.45m)



## LOUNGE

14'8" 11'3" (4.47m 3.43m)



## STUDY

11'10" 10'00" (3.61m 3.05m)



## SHOWER ROOM

7'10" 7'8" (2.39m 2.34m)

## DINING ROOM

14'2" 10'00" (4.32m 3.05m)



## KITCHEN

15'1" 10'5" (4.60m 3.18m)



## BEDROOM TWO

13'00" 8'00" (3.96m 2.44m)



## SHOWER ROOM

4'8" 4'5" (1.42m 1.35m)



## OUTSIDE

### OUTSIDE REAR



## BEDROOM THREE

10'9" 9'7" (3.28m 2.92m)



### 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: C

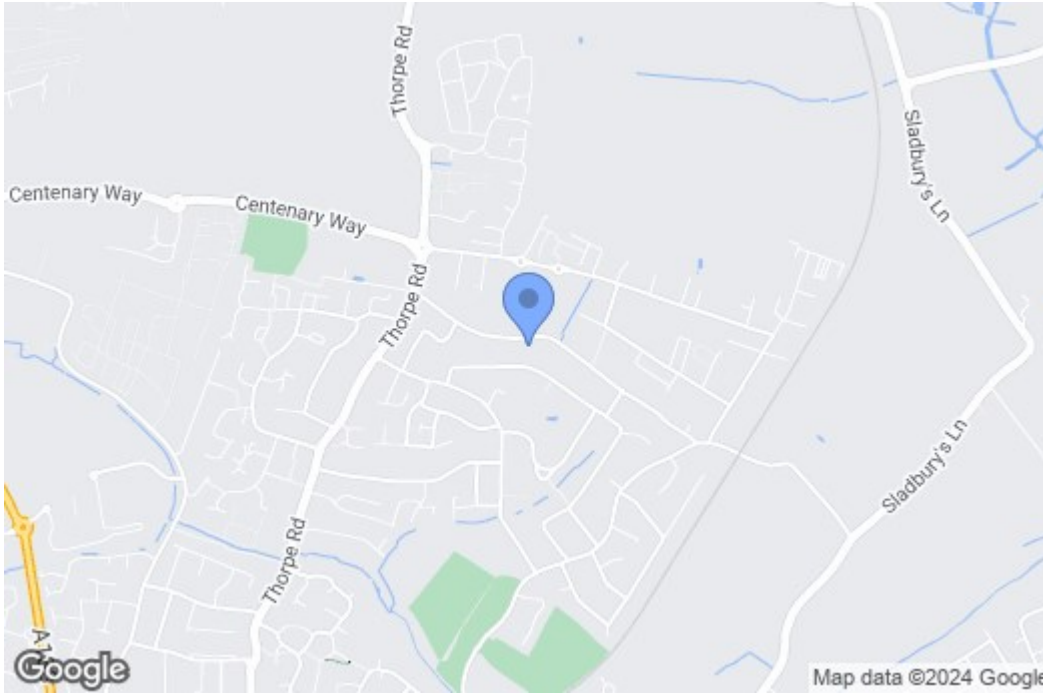
Heating: Gas

Seller's Position: Needs To Find

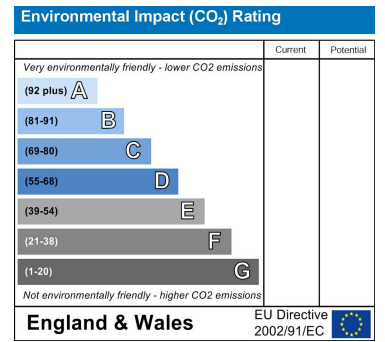
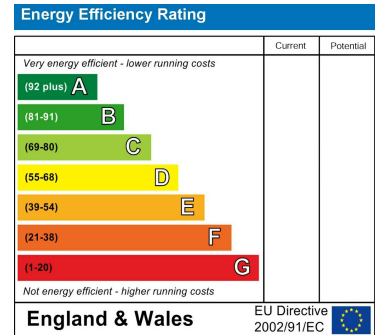
Garden Facing: South



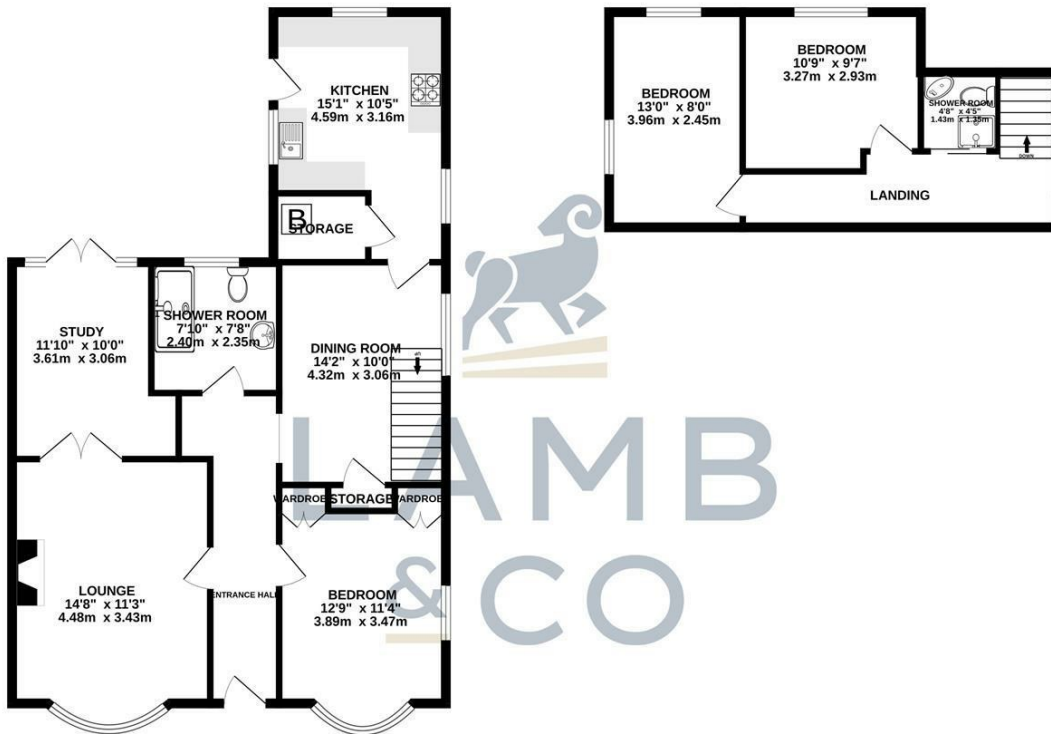
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.