



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



BETTS GREEN ROAD, LITTLE CLACTON, CO16 9NH

GUIDE PRICE £650,000

**** GUIDE PRICE £650,000-£675,000 **** Located towards the end of a private lane affording countryside views to both front and rear, welcome to 'Nierholme'. This immaculately presented, four bedroom bungalow has been completely refurbished in recent years and offers; impressive kitchen/diner, luxury bathroom with inset television, two en-suites, utility room, outbuilding/games room with shower room, parking for multiple vehicles, on a plot approaching quarter of an acre.

- Four Bedrooms
- 0.21 Acre Plot
- Village Location
- Stunning Field Views Front & Rear
- Two En-Suites
- Garage & Large Gated Driveway
- Outbuilding - Games Room/Office/Gym
- EPC TBC



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



BEDROOM FOUR/STUDY

12'x 7'9 (3.66m x 2.36m)



KITCHEN/DINER

24' x 13'8 max (7.32m x 4.17m max)



UTILITY ROOM

8'8 x 4'10 (2.64m x 1.47m)



LOUNGE

14'9 + door recess x 12' (4.50m + door recess x 3.66m)



JACK & JILL EN-SUITE

9'4 x 4'9 (2.84m x 1.45m)



BEDROOM ONE

14'9 + bay x 12' (4.50m + bay x 3.66m)



BEDROOM TWO

12' x 11'3 (3.66m x 3.43m)



BEDROOM THREE

11'9 x 10'8 (3.58m x 3.25m)



EN-SUITE

6'6 x 3'7 (1.98m x 1.09m)



FRONT



BATHROOM

9'7 x 6'4 (2.92m x 1.93m)



REAR



OUTSIDE

OUTBUILDING



GAMES ROOM



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.

SHOWER ROOM



Additional Information

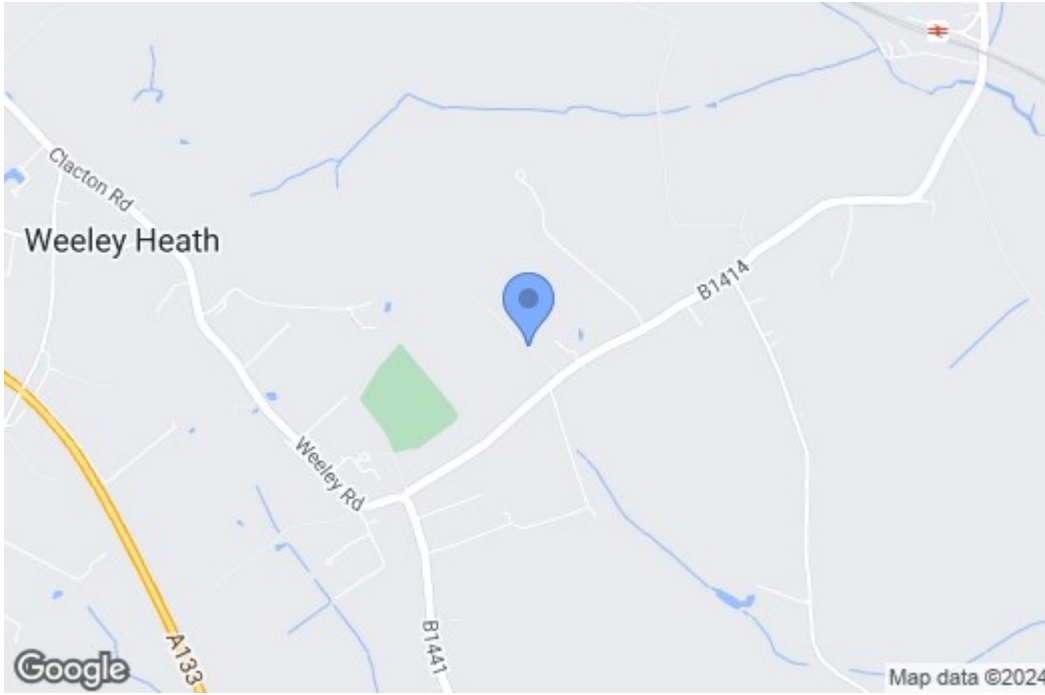
Council Tax Band: E
Heating: Gas central heating
Seller's Position: To find onwards
Garden Facing: North East
Drainage: Mains drainage via private pumping station

Agents Note Sales

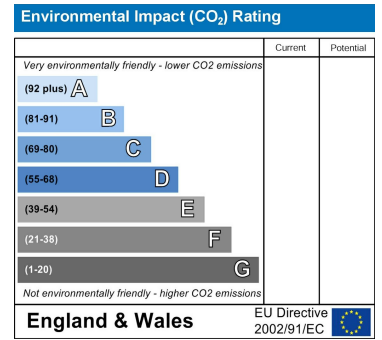
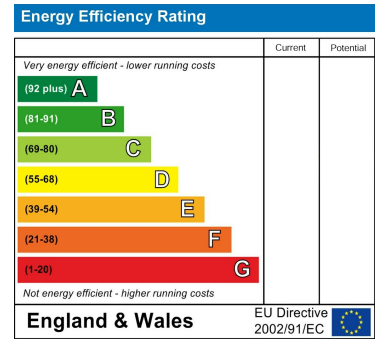
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

Map

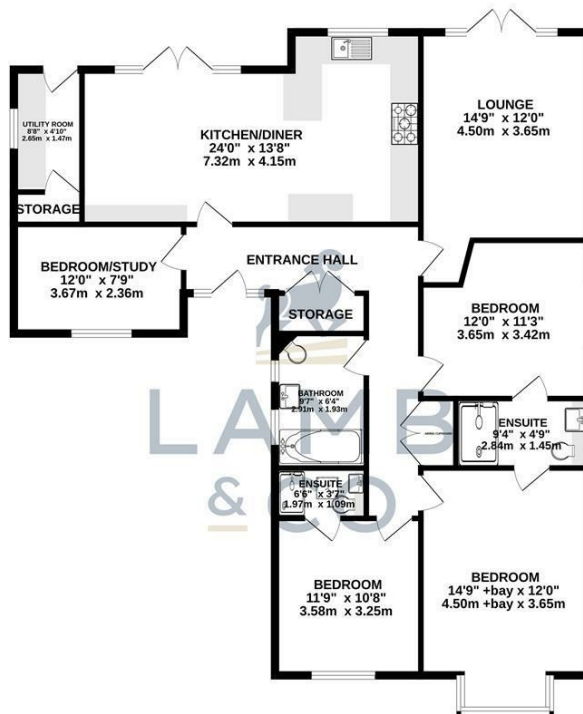


EPC Graphs



Floorplan

GROUND FLOOR
1358 sq.ft. (126.1 sq.m.) approx.



TOTAL FLOOR AREA: 1358 sq.ft. (126.1 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 misstatement. 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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