



LAMB & CO

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## LAND CLOSE, CLACTON-ON-SEA, CO16 8UJ OFFERS IN EXCESS OF £350,000

Situated on the sought after Peter Bruff Estate, this beautifully presented home boasts four bedrooms, two with en-suites, and a WC, providing ample space for all the family. Additional benefits include a utility room and parking for several vehicles.

- Five Bedrooms
- Two En-Suites
- Two Reception Rooms
- Lobby
- WC
- EPC B
- Low Maintenance Garden
- Driveway & Off Road Parking
- Utility Room



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

10'10 x 6'9 (3.30m x 2.06m)

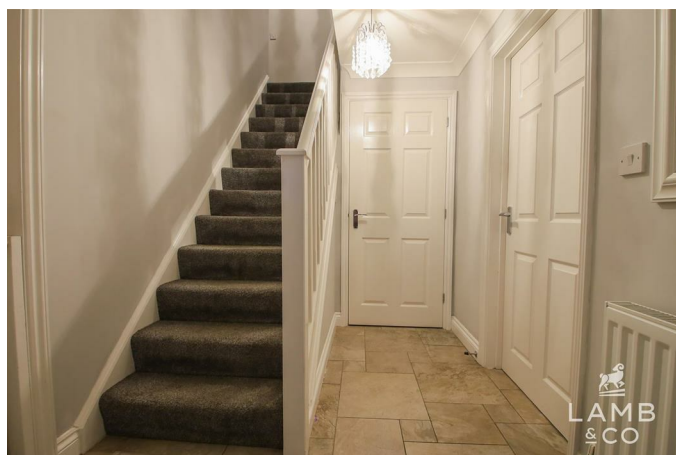


### WC

6'8 x 2'6 (2.03m x 0.76m)



### HALLWAY



### LOUNGE

21'0 x 11'11 (6.40m x 3.63m)



### DINING ROOM

12'1 x 11'10 (3.68m x 3.61m)



## KITCHEN

12'9 x 8'8 (3.89m x 2.64m)



## FIRST FLOOR LANDING



## UTILITY ROOM

9'5 x 5'9 (2.87m x 1.75m)



## BEDROOM TWO

12'2 x 11'10 (3.71m x 3.61m)



## BEDROOM FIVE

18'7 x 9'2 (5.66m x 2.79m)

## FIRST FLOOR

## EN-SUITE

6'9 x 5'0 (2.06m x 1.52m)



## BEDROOM FOUR

9'9 x 8'9 (2.97m x 2.67m)



## EN-SUITE

9'6 x 5'5 (2.90m x 1.65m)



## BATHROOM

9'2 x 5'5 (2.79m x 1.65m)

## BEDROOM ONE

15'3 x 12'10 (4.65m x 3.91m)



## BEDROOM THREE

13'2 x 10'3 (4.01m x 3.12m)



## OUTSIDE



## STORAGE

## OUTSIDE REAR



## 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.

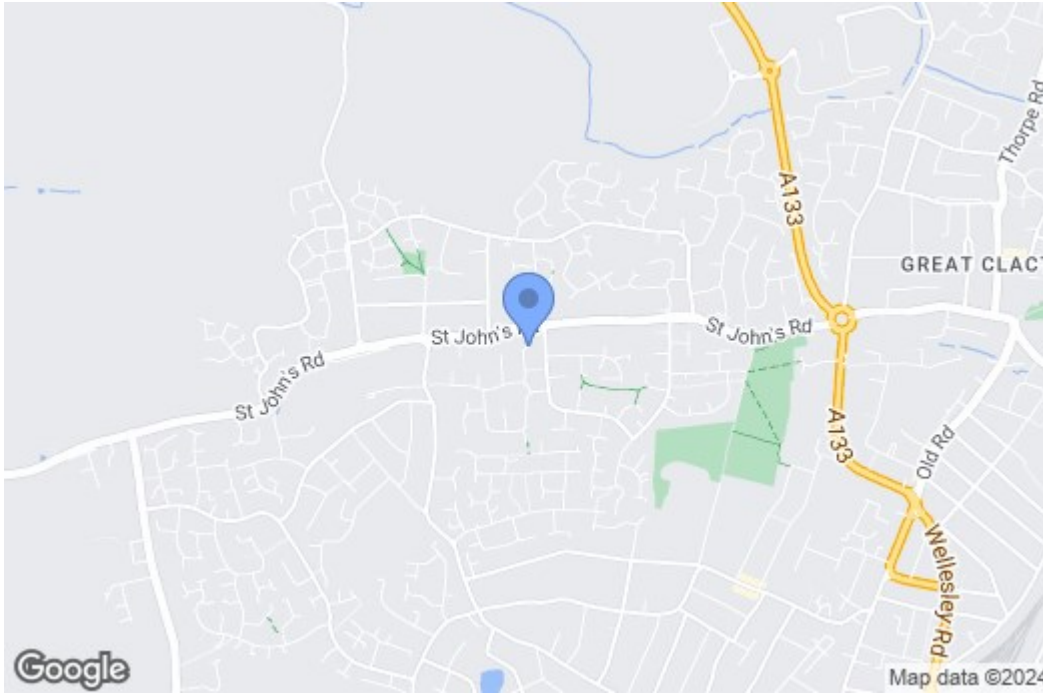
## Additional Information Clacton

Council Tax Band: E

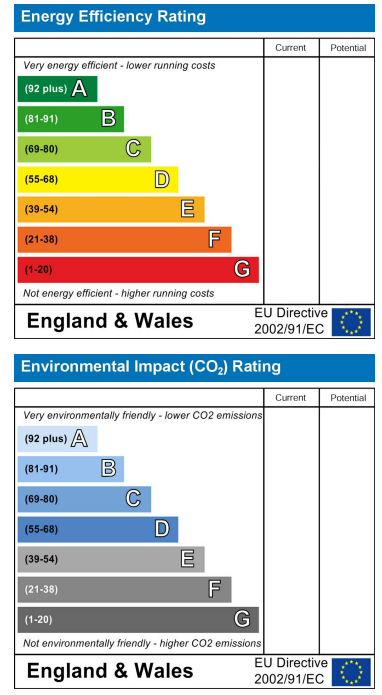
Heating: Gas

Seller's Position: Need To Find Onward

# Map

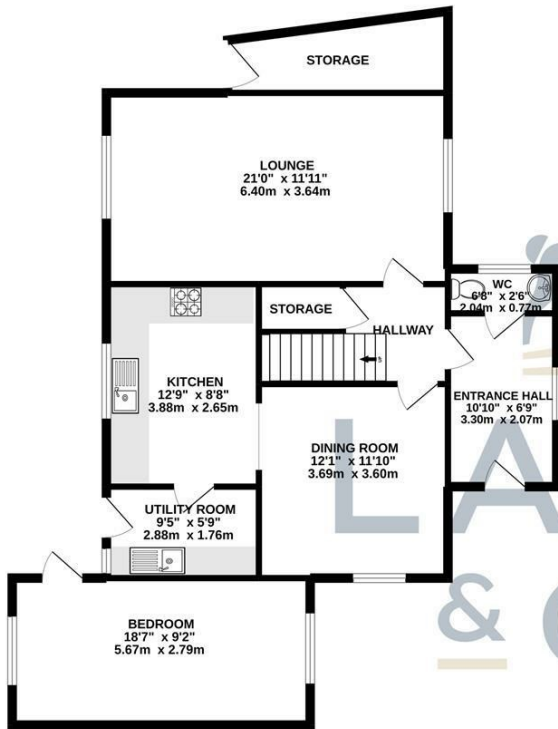


# EPC Graphs

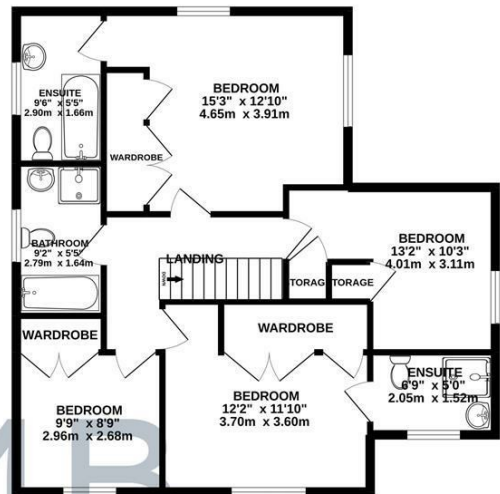


# Floorplan

**GROUND FLOOR**  
966 sq.ft. (89.7 sq.m.) approx.



**1ST FLOOR**  
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 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 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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