



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



LONDON ROAD, CLACTON-ON-SEA, CO16 9QZ

GUIDE PRICE £525,000

**** GUIDE PRICE £525,000 - £550,000 **** Every inch of White Gates has been tastefully styled and thoughtfully planned to offer a family home that perfectly balances a luxurious aesthetic, with warmth and comfort. The ground floor provides the convenience of three reception rooms, one of which could be used as a fifth bedroom. Externally, the imposing home boasts a landscaped garden, an office, and a generous driveway.

- Four Bedrooms
- Utility Room
- Off Road Parking
- Little Clacton
- Dining Room
- Outside Office
- Immaculately Presented
- EPC - F



ENTRANCE HALL



KITCHEN

14'00" 10'00" (4.27m 3.05m)



DINING ROOM

14'00" 14'00" (4.27m 4.27m)



UTILITY ROOM

10'00" 9'7" (3.05m 2.92m)



LOUNGE

16'00" 14'00" (4.88m 4.27m)



WC



SITTING ROOM

12'00" 9'3" (3.66m 2.82m)



BEDROOM TWO

14'00" 13'10" (4.27m 4.22m)



FIRST FLOOR LANDING



BEDROOM THREE

14'00" 10'00" (4.27m 3.05m)



BEDROOM ONE

16'00" 11'10" (4.88m 3.61m)



BATHROOM

9'7" 5'10" (2.92m 1.78m)



BEDROOM FOUR

9'6" 8'6" (2.90m 2.59m)

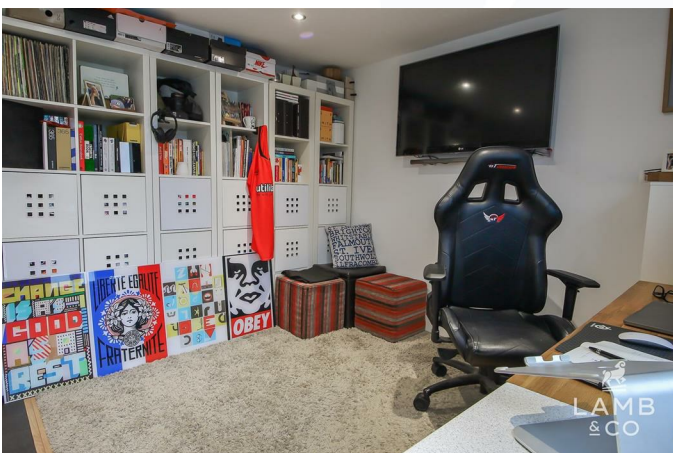


OUTSIDE

OUTSIDE REAR



GARDEN OFFICE



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: E

Heating: Gas

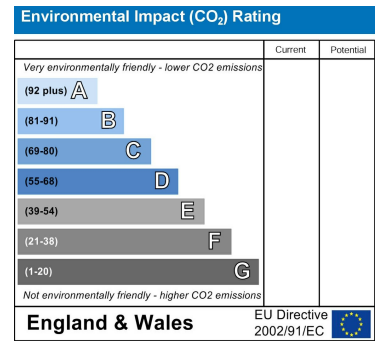
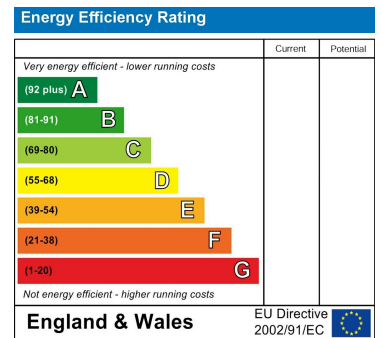
Seller's Position: Needs To Find

Garden Facing: East

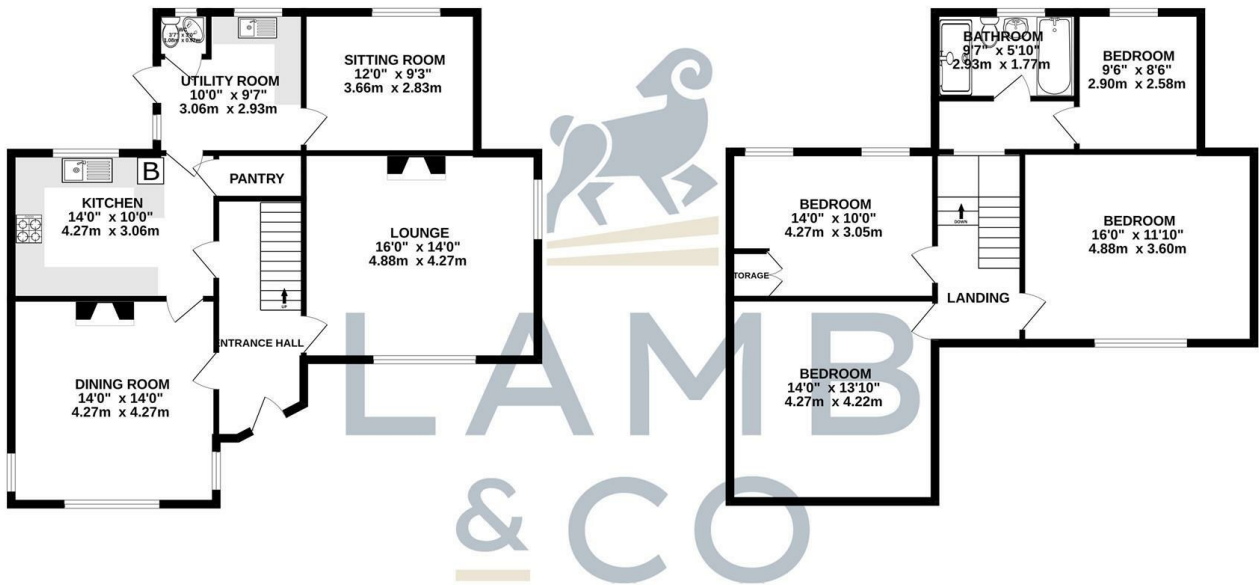
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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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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.