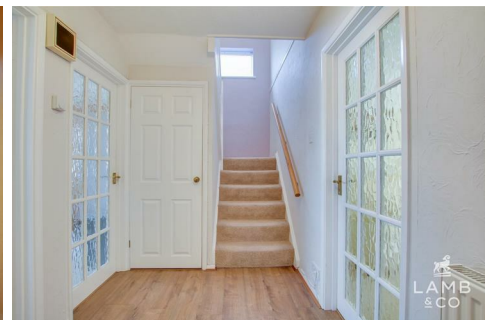




LAMB & CO

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Inspired by property, driven by passion.



## ABBOTTS CLOSE, GREAT CLACTON, CO15 4EX

OIEO £365,000

This four bedroom detached house, located in the Robin Hood development, is being offered with no onward chain. The property boasts a generous-sized garden, providing ample space for outdoor activities and relaxation. With four bedrooms, it offers space for a family or individuals seeking extra room. Overall, this property presents an attractive opportunity for those looking for a spacious and well-situated home.

- Four Double Bedrooms
- No Onward Chain
- Generous Garden
- Two Bathrooms
- Garage & Car Port
- EPC - D

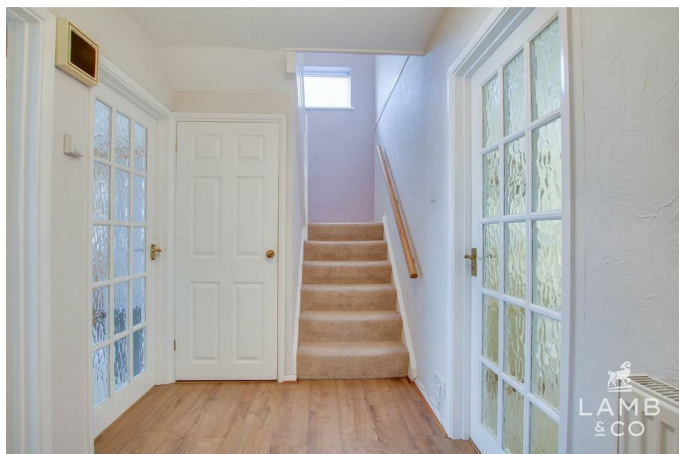


## Opening paragraph

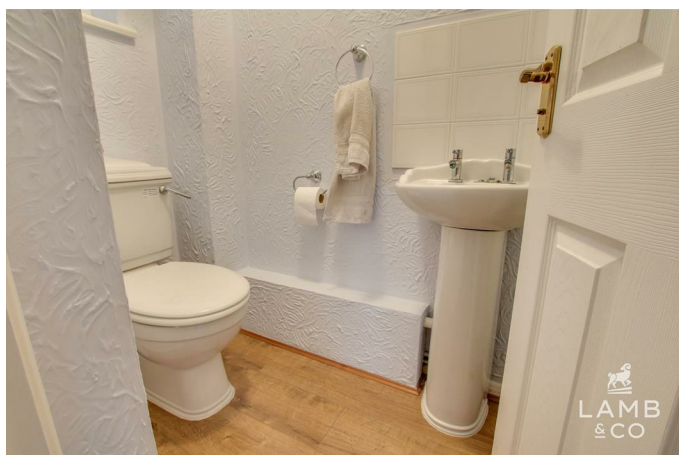
Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### HALLWAY



### W/C



### DINING ROOM

11'3" x 9'3" (3.43m x 2.82m )



### KITCHEN

11'3" x 9'8" (3.43m x 2.95m )



### LOUNGE

18'11" x 11'10" (5.77m x 3.61m )



## SUN ROOM

16'3" x 7'2" (4.95m x 2.18m )



## BEDROOM TWO

11'3" x 10'2" (3.43m x 3.10m )



## LANDING



## BEDROOM THREE

11'3" x 8'9" (3.43m x 2.67m )



## BEDROOM ONE

11'10" x 10'2" (3.61m x 3.10m )



## BEDROOM FOUR

11'10" x 8'9" (3.61m x 2.67m )





## SHOWER ROOM

6'0" x 4'7" (1.83m x 1.40m )



## BATHROOM

8'3" x 7'5" (2.51m x 2.26m )



## OUTSIDE FRONT



## 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

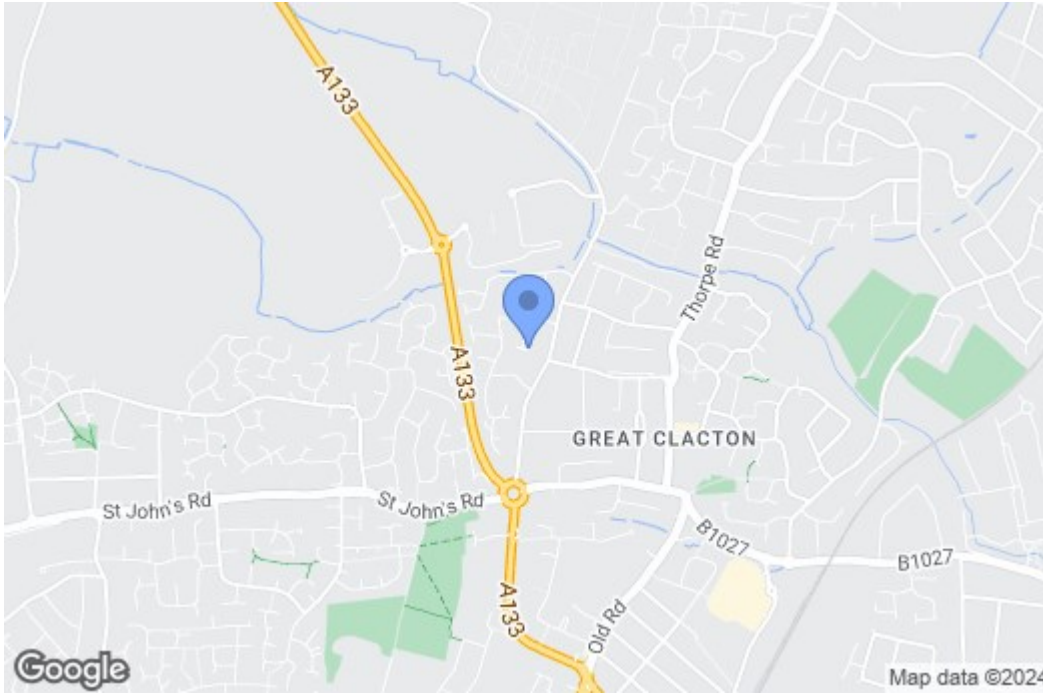
Council Tax Band: D

Heating: Gas

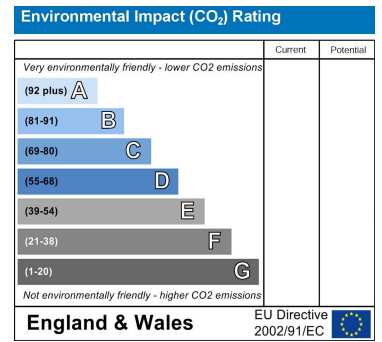
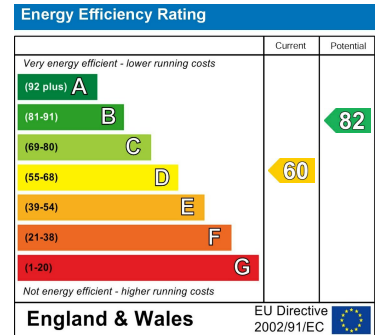
Seller's Position: No onward chain

Garden Facing: East

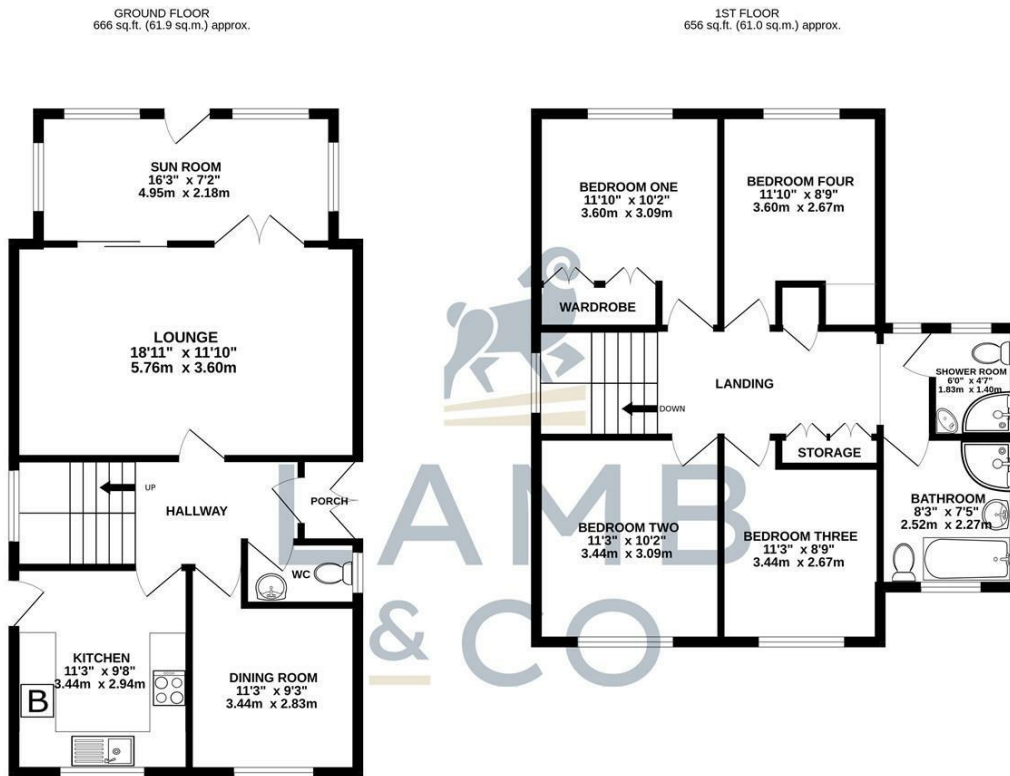
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 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 6/2024

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.