



LAMB & CO

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Inspired by property, driven by passion.



SANDOWN CLOSE, CLACTON-ON-SEA, CO15 4PP

PRICE £325,000

We are pleased to offer this extended semi-detached house offering a generous 1,209 Sq Ft of accommodation and an unusually large plot approaching a third of an acre. The property is immaculately presented and includes two reception rooms, ground floor cloakroom, three double bedrooms and two first floor bath/shower rooms plus a 29' garage/workshop.

- Three Double Bedrooms
- 29' Garage/Workshop
- Bath & Shower Rooms
- Extended
- Two Reception Rooms
- Easy Access to A133 (15 minutes to Colchester)
- 0.3 Acre Plot
- EPC C
- Resin Driveway Providing Ample Off-Road Parking



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE PORCH

7'7 x 5'1 (2.31m x 1.55m)

HALL



WC

4'10 x 2'8 (1.47m x 0.81m)



KITCHEN/BREAKFAST ROOM

12'10 x 11' (3.91m x 3.35m)



LOUNGE

16' x 12'10 (4.88m x 3.91m)



DINING ROOM

16' x 7'10 (4.88m x 2.39m)



FIRST FLOOR

LANDING

BEDROOM ONE

13'1 x 12'10 (3.99m x 3.91m)



BEDROOM TWO

12'10 x 11' (3.91m x 3.35m)



BEDROOM THREE

16' x 7'10 + door recess (4.88m x 2.39m + door recess)



BATHROOM

9'1 x 5'7 (2.77m x 1.70m)



SHOWER ROOM

5'5" x 3'10" (1.65m x 1.17m)



GARDEN ALTERNATE VIEW



OUTSIDE

FRONT



GARAGE/WORKSHOP

29' x 10' (8.84m x 3.05m)

ADDITIONAL INFORMATION

Council Tax Band: C

Heating: Gas central heating

Seller's Position: Complete onward chain

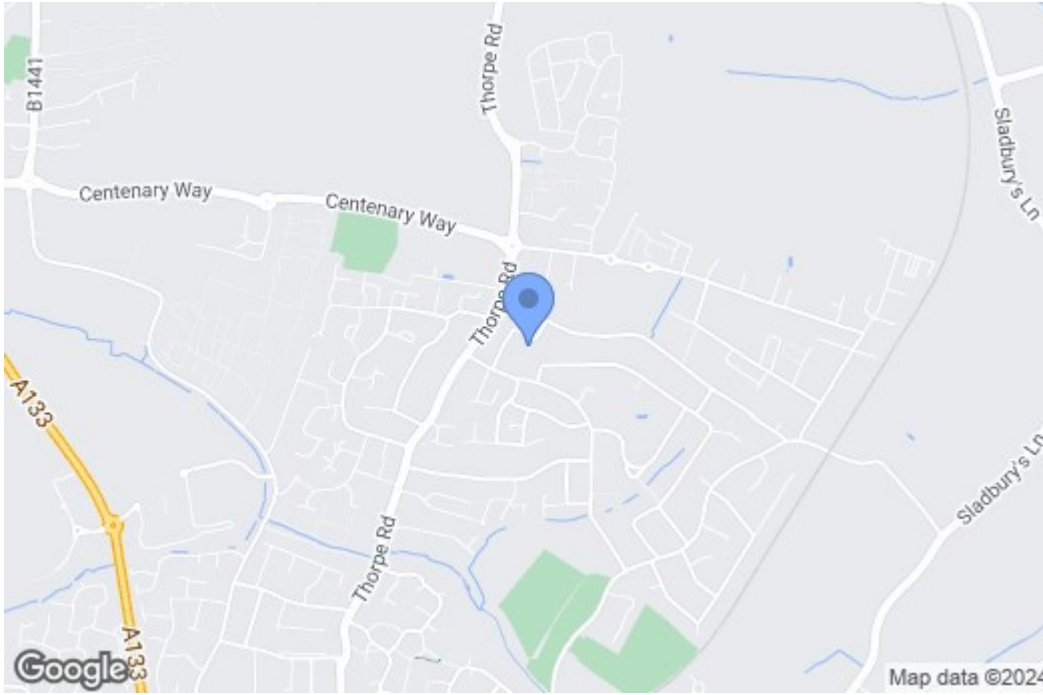
Garden Facing: South

Title: The property is sold with possessory title backed by indemnity insurance

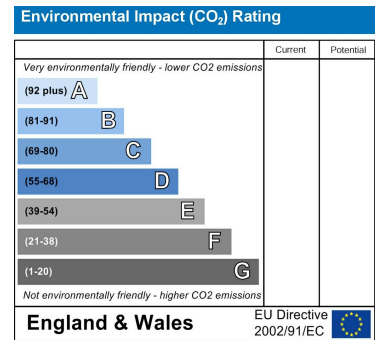
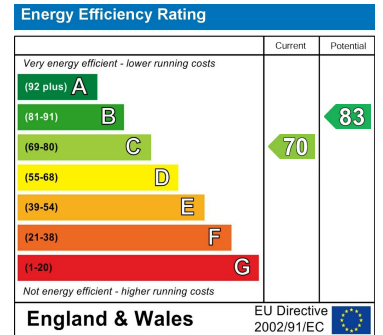
REAR



Map



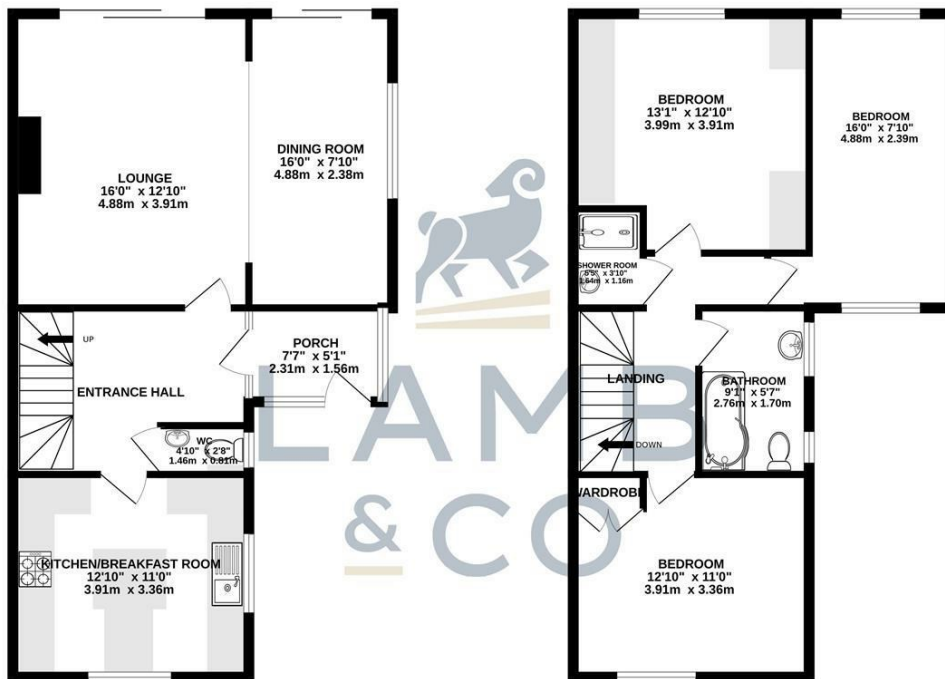
EPC Graphs



Floorplan

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 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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