



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



GOLF GREEN ROAD, CLACTON-ON-SEA, CO15 2RN

PRICE £315,000

One of three, unique new homes located on the edge of Clacton-on-Sea. The properties are nearing completion and offer spacious accommodation predominantly to the first floor with additional bedroom/office and WC to ground floor. All properties boast a garage, ample parking and a further covered parking area ideal for a boat/car enthusiast.

- New Development of Just Three Detached Homes
- Three First Floor Bedrooms
- Garage & Double Car Port
- Private Rear Garden
- Additional Ground floor Bedroom/Office
- EPC TBC



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

WC

BEDROOM/STUDY

11'2 x 11'1 +bay (3.40m x 3.38m
+bay)

FIRST FLOOR

LANDING

OPEN PLAN LIVING/KITCHEN

22'8 x 14'9 (6.91m x 4.50m)

KITCHEN AREA

BEDROOM

11'7 x 11'2 (3.53m x 3.40m)

BEDROOM

11'1 x 10'9 (3.38m x 3.28m)

BEDROOM

9'6 x 7'4 (2.90m x 2.24m)

BATHROOM

7'11 x 6' (2.41m x 1.83m)

OUTSIDE

FRONT

BOAT STORE/CAR PORT

REAR

GARAGE

AVAILABILITY

Plot 1 (front) - three bedroom plus ground floor
bedroom/study - £315,000

Plot 2 (rear right) - two bedroom plus ground floor

bedroom/study - £295,000

Plot 3 (rear left) - two bedroom plus ground floor
bedroom/study - £295,000

Additional Information

Council Tax Band: TBC

Heating: Air source heat pump

Seller's Position: No onward chain

Garden Facing: NE

Warranty: TBC

Agents Note Sales

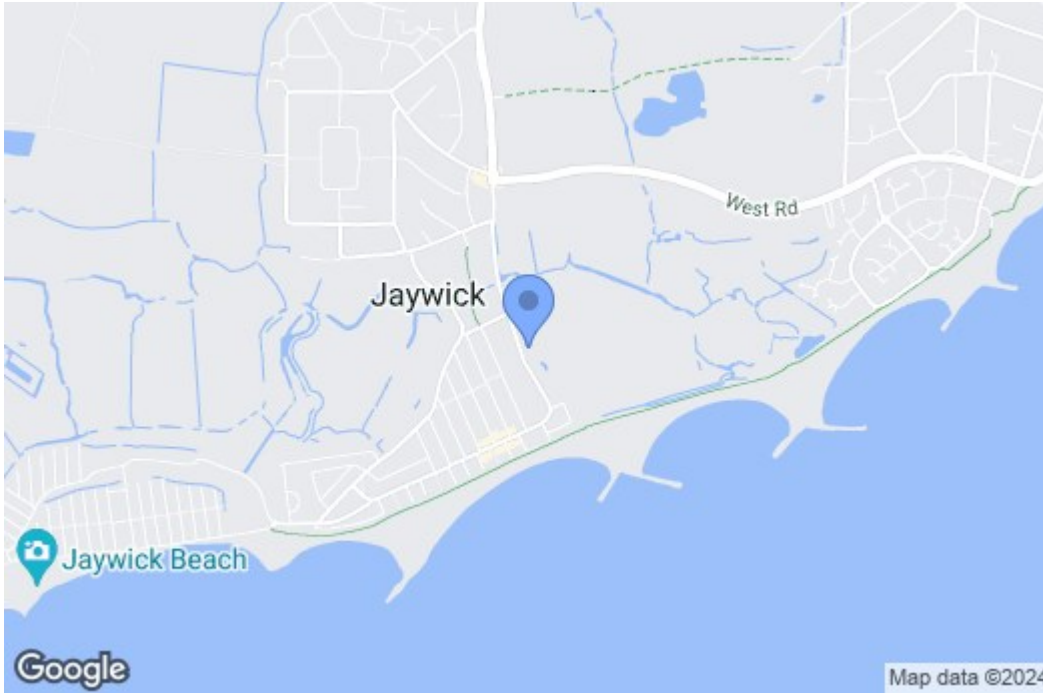
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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.

Map



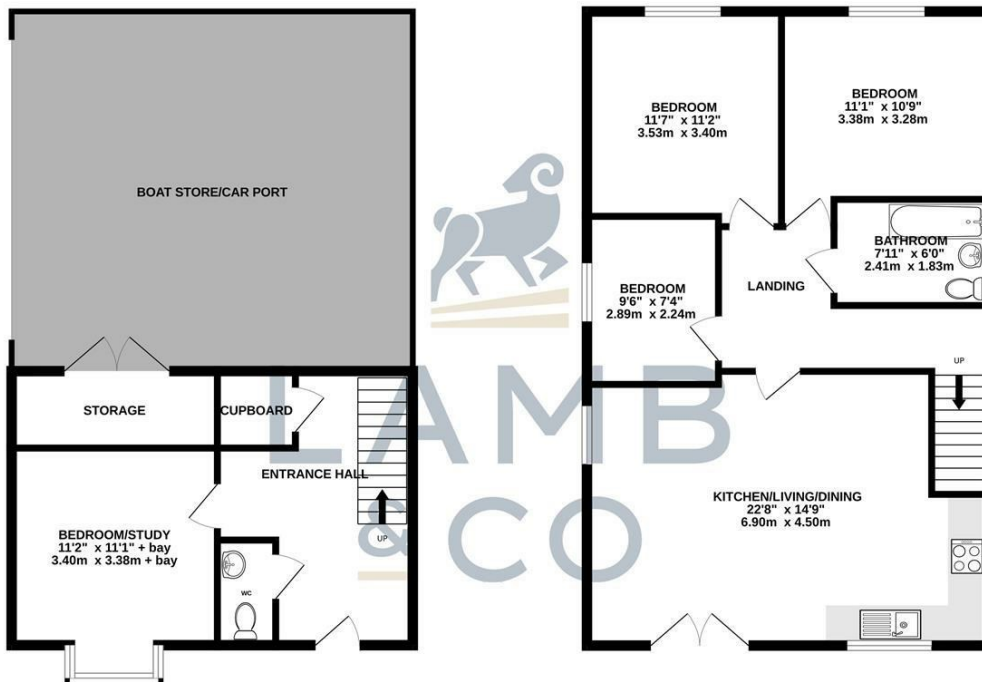
EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan

GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.

FIRST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 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.