



LAMB & CO

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Inspired by property, driven by passion.



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

PRICE £315,000

MADISON HOUSE is 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**

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

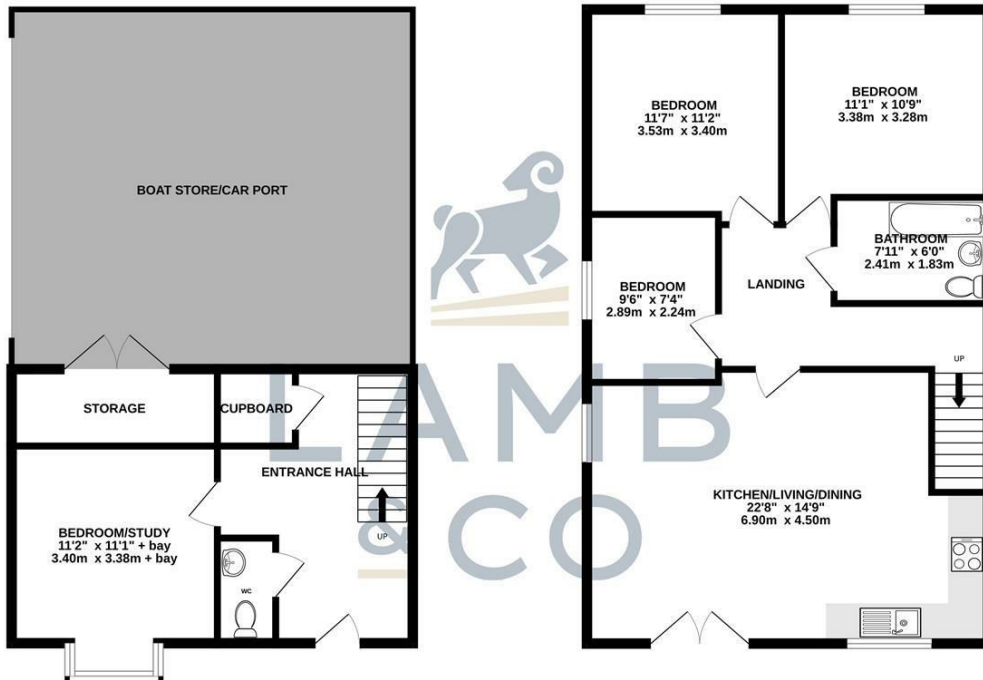
  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.