



LAMB & CO

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Inspired by property, driven by passion.



SPINDLE DRIVE, CLACTON ON SEA, CO16 9GX PRICE £335,000

Oozing kerb appeal and modern elegance, this impressive family home occupies a highly desirable Little Clacton position. Immaculately presented throughout, this property benefits from a ground floor WC, en suite to bedroom one and a spacious kitchen/diner. Additional benefits include off-road parking and a well-planned garden.

- Four Bedrooms
- WC
- Off-Road Parking
- Well-Presented
- En Suite To Bedroom One
- EPC- B

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



WC

5'7 x 3'0 (1.70m x 0.91m)



KITCHEN/DINING ROOM

15'2 x 9'7 (4.62m x 2.92m)



LOUNGE

16'7 x 10'3 (5.05m x 3.12m)



FIRST FLOOR



BEDROOM FOUR

10'3 x 6'8 (3.12m x 2.03m)



BATHROOM

6'8 x 5'7 (2.03m x 1.70m)



BEDROOM TWO

13'4 x 9'7 (4.06m x 2.92m)



SECOND FLOOR

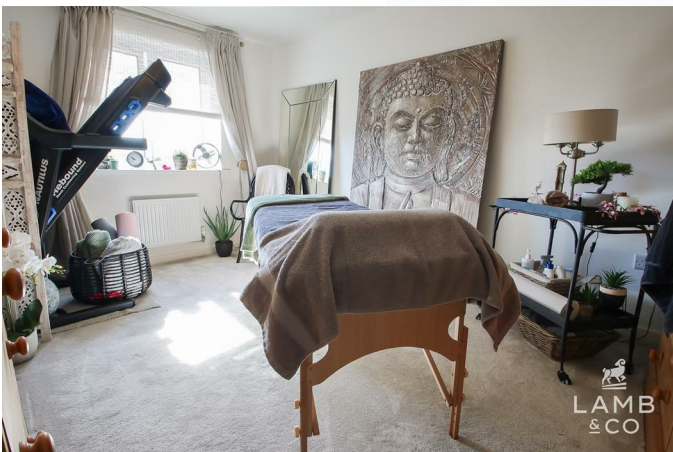
BEDROOM ONE

21'0 13'0 (6.40m 3.96m)



BEDROOM THREE

12'2 x 9'7 (3.71m x 2.92m)



EN SUITE

8'10 x 5'8 (2.69m x 1.73m)



documentation once entering into negotiations for a property.

Additional Information Clacton

Council Tax Band: D

Heating: Gas

Seller's Position: Needs to find

Garden Facing: West

OUTSIDE

OUTSIDE REAR



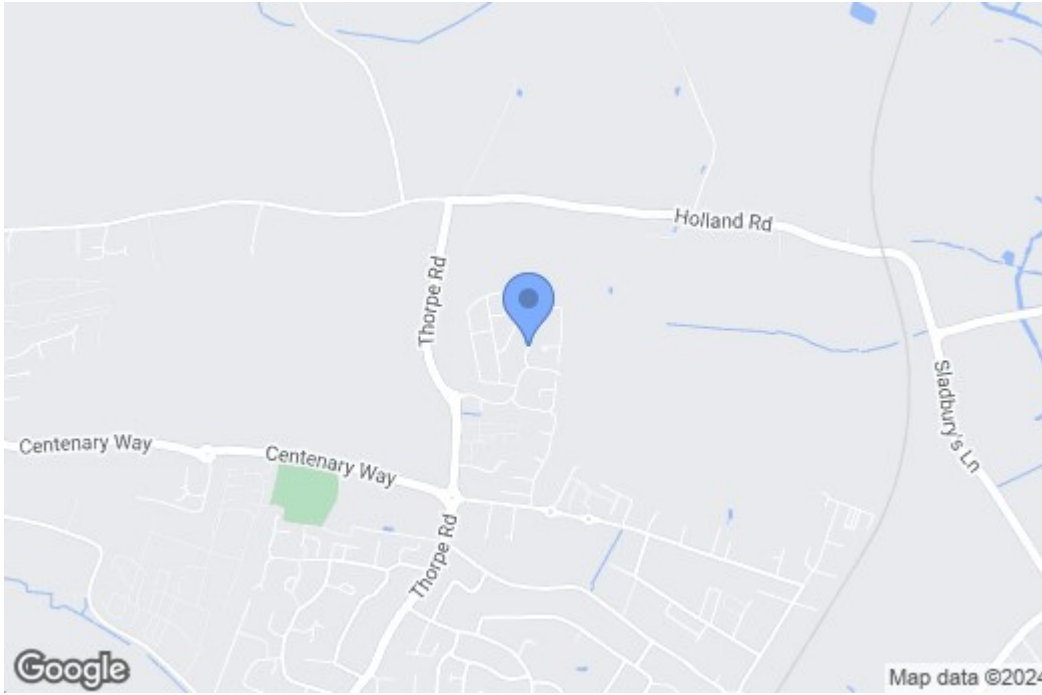
Agents Note Sales

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

Map

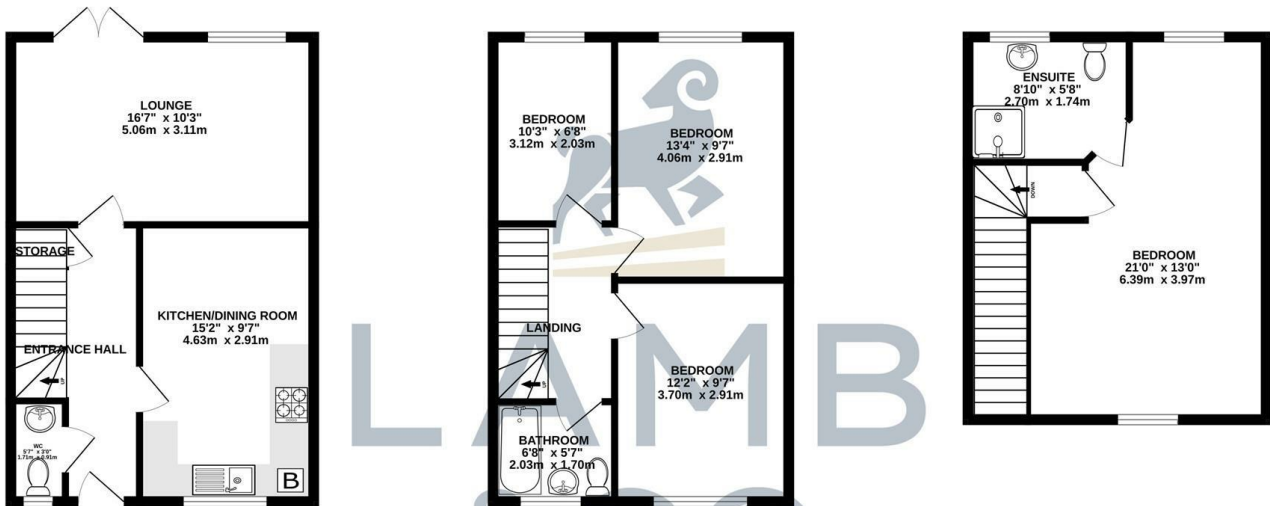


EPC Graphs

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



TOTAL FLOOR AREA: 1179 sq.ft. (109.5 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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