



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



OAKMEAD ROAD, CLACTON-ON-SEA, CO16 8NN

£2,250

Lamb and Co are pleased to advertise this newly built and finished to a high specification, this attractive and spacious home is located within walking distance to the beach in the village of Point Clear. Some of the many benefits include, off road parking, a ground floor shower room, utility room, and an ensuite to bedroom one. The property offers a versatile layout with up to five bedrooms or several reception areas. Contact the office to express interest.

- Four/Five Bedrooms
- No Pets
- Guarantor Required
- New Build
- Off Road Parking
- Council Tax Band- A (Check with Council)
- Available Immediately
- EPC- B



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Entrance Hall

Sitting Room

13'9" x 12'0" (4.19m x 3.66m)

Bedroom Four

13'5" x 12'1" (4.09m x 3.68m)

Kitchen/Diner

31'9" x 14'11" (9.68m x 4.55m)

Kitchen



Dinning Area



Kitchen/Diner view 2

Utility Room

8'3" x 6'5" (2.51m x 1.96m)

Shower Room

8'3" x 5'8" (2.51m x 1.73m)

Bedroom Two

14'3" x 12'1" (4.34m x 3.68m)

Bedroom One

20'3" x 15'0" (6.17m x 4.57m)



Ensuite

7'7" x 7'5" (2.31m x 2.26m)

Bedroom Three

12'2" x 10'11" (3.71m x 3.33m)

Bathroom

8'8" x 6'8" (2.64m x 2.03m)

Outside Rear



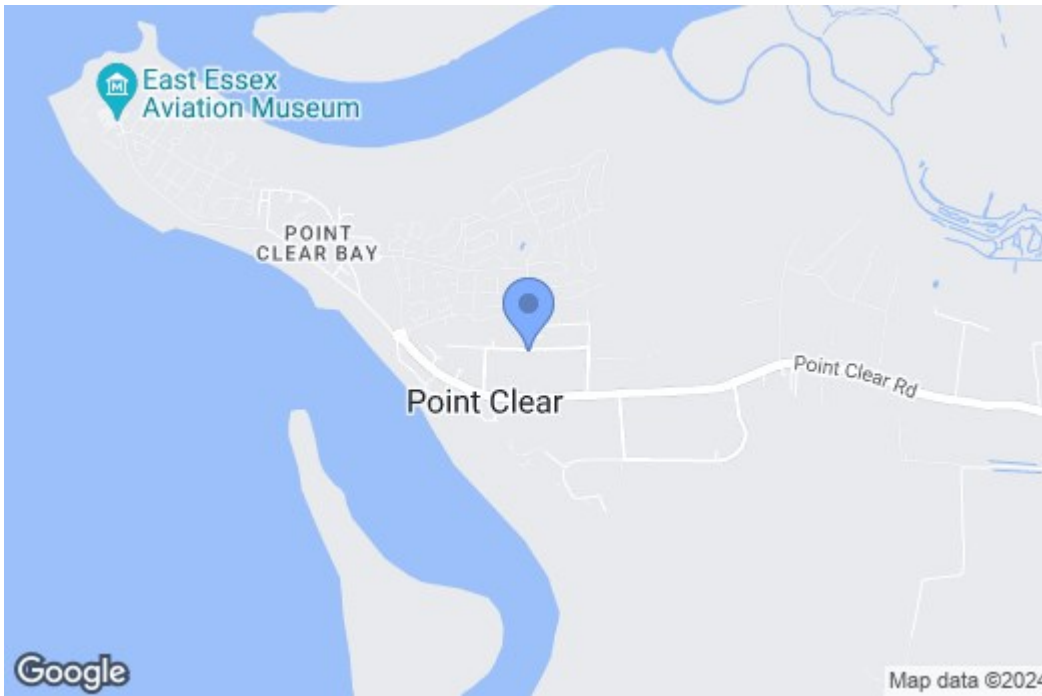
Outside Front



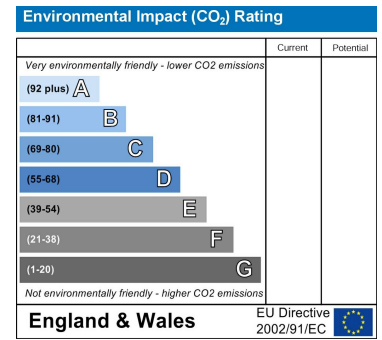
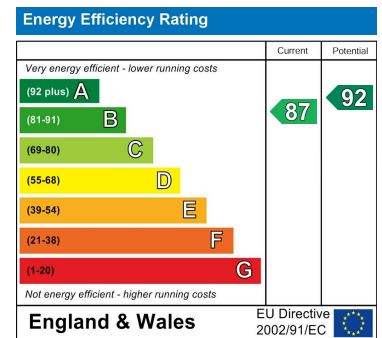
Agent Letting Notes

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map

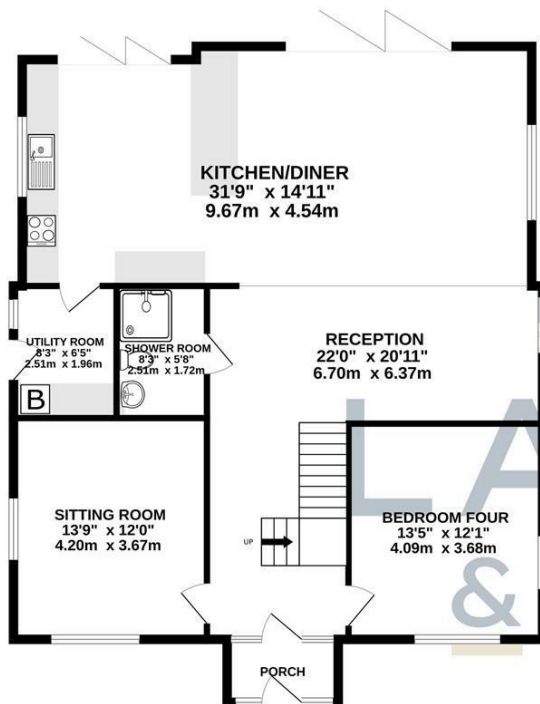


EPC Graphs



Floorplan

GROUND FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 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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