



LAMB & CO

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Inspired by property, driven by passion.



## CLEAVE CLOSE, CLACTON-ON-SEA, CO16 8GQ

GUIDE PRICE £260,000

Guide Price £260,000 - £270,000. This inviting three-bedroom house located within the desirable Blenheim Gate development. This charming property offers a perfect blend of comfort and convenience. Ideal for families or those needing extra space for guests or a home office.

- Three Bedrooms
- En-Suite
- Car Port
- South Facing Garden
- Downstairs W.C
- EPC - C

## ENTRANCE HALL

### W.C

5'4" 4'00" (1.63m 1.22m)

## KITCHEN

11'9" 11'8" (3.58m 3.56m)



## LOUNGE

15'10" 10'6" (4.83m 3.20m)



## BEDROOM THREE

7'7" 6'9" (2.31m 2.06m)



## BEDROOM TWO

11'3" 10'5" (3.43m 3.18m)



## BATHROOM

9'00" 6'00" (2.74m 1.83m)



## BEDROOM ONE

16'4" 11'00" (4.98m 3.35m)



## EN SUITE

9'8" 3'10" (2.95m 1.17m)



## 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 documentation once entering into negotiations for a property.

### Additional Information Clacton

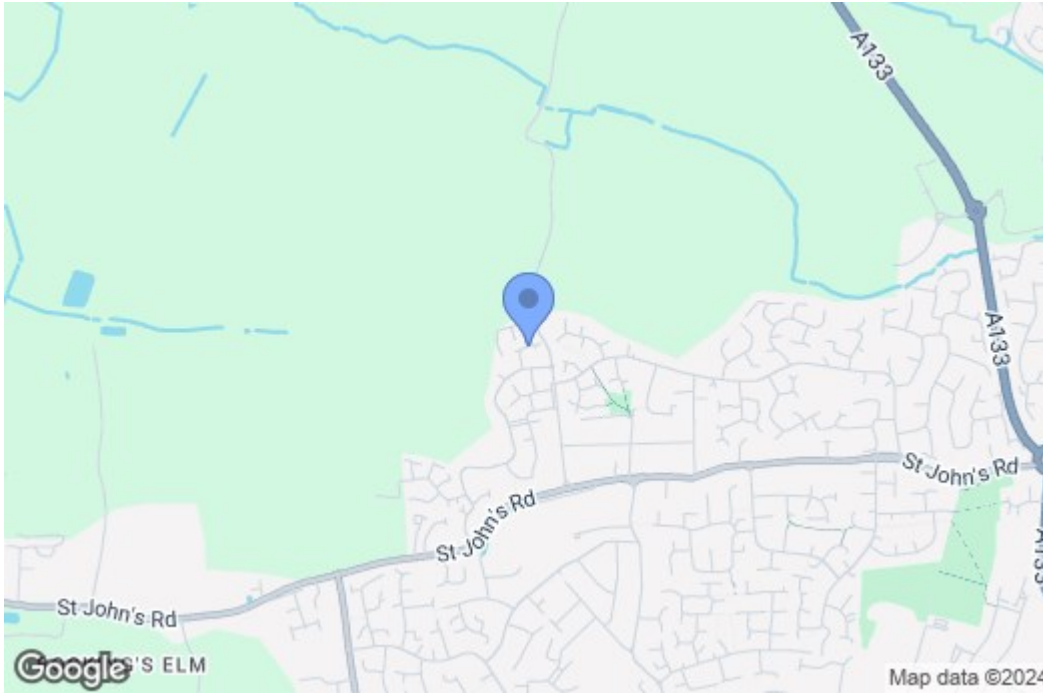
Council Tax Band: C

Heating: Gas

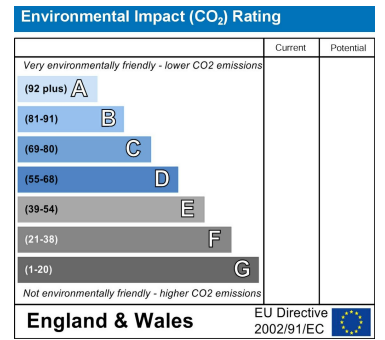
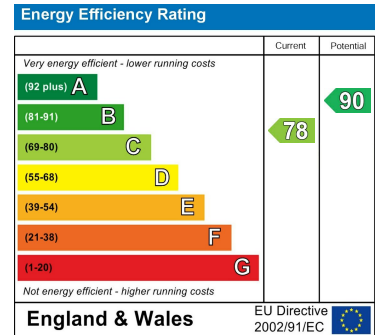
Seller's Position: Needs To Find

Garden Facing: South

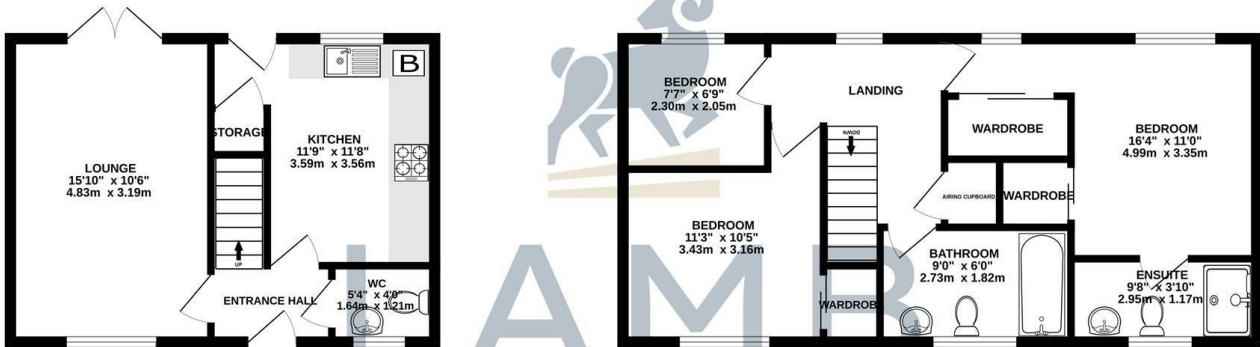
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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