



LAMB & CO

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THE GREEN, CLACTON-ON-SEA, CO16 7BH

OIEO £340,000

Built in 2014, this well presented four bedroom semi-detached house tucked away on the North West outskirts of Clacton-on-Sea. The property's key features include; a generous kitchen/diner, ground floor office & cloakroom, en-suite to master, off-road parking for multiple vehicles and a pleasant low maintenance garden with bar.

- Four Bedrooms
- En-Suite to Master Bedroom
- Built 2014
- Ground Floor Office
- Large Kitchen/Diner Overlooking the Garden
- Quiet Lane Position
- Ground Floor WC
- EPC B
- Low Maintenance Garden with Bar



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

13'10 x 11' (4.22m x 3.35m)



OFFICE

8'7 x 6'8 (2.62m x 2.03m)



KITCHEN/DINER

17'5 x 13'7 (5.31m x 4.14m)



WC



FIRST FLOOR

LANDING



EN-SUITE

6'8 x 5' (2.03m x 1.52m)



BEDROOM ONE

12'2 x 10' (3.71m x 3.05m)



BEDROOM TWO

12'8 x 8'5 (3.86m x 2.57m)



BEDROOM THREE

12'8 max x 8'10 (3.86m max x 2.69m)



BEDROOM FOUR

12'2 max x 7'3 (3.71m max x 2.21m)



BATHROOM

6'9 x 5'7 (2.06m x 1.70m)



OUTSIDE

REAR



FRONT



Additional Information

Council Tax Band: C

Heating: Gas central heating

Seller's Position: No onward chain

Garden Facing: South East

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

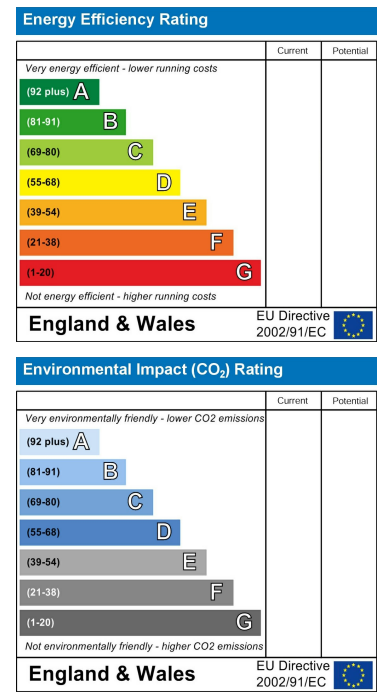
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map

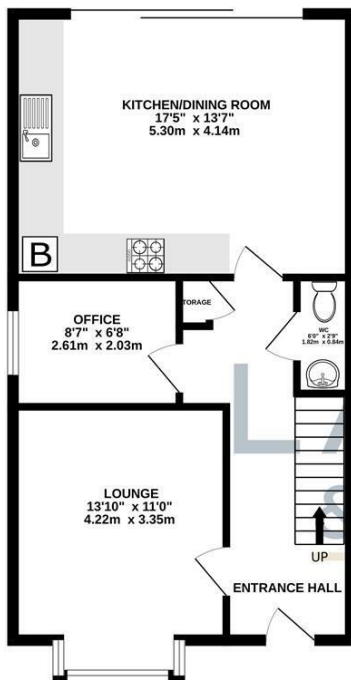


EPC Graphs

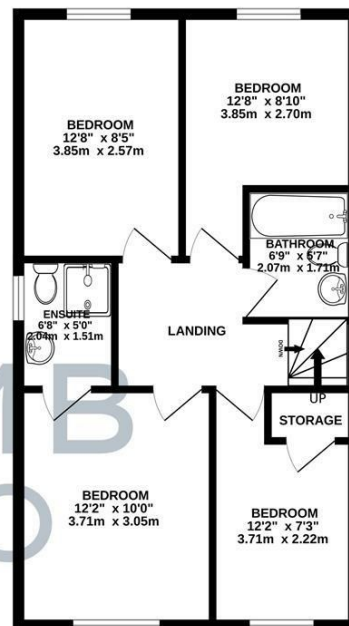


Floorplan

GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 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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