



LAMB & CO

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Inspired by property, driven by passion.



## LEGERTON DRIVE, CLACTON-ON-SEA, CO16 8BW

PRICE £250,000

Oozing kerb appeal aplenty, this home is stylishly presented throughout and offers an en suite to bedroom one, a family bathroom, and a ground floor cloakroom. Externally, the property boasts a car port and a low maintenance, south facing rear garden.

- Two Bedrooms
- Off-Road Parking
- En Suite To Bedroom One
- WC
- South Facing Garden
- EPC B



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALLWAY

### WC

4'8 x 3'3 (1.42m x 0.99m)



### LOUNGE

15'0 x 14'3 (4.57m x 4.34m)

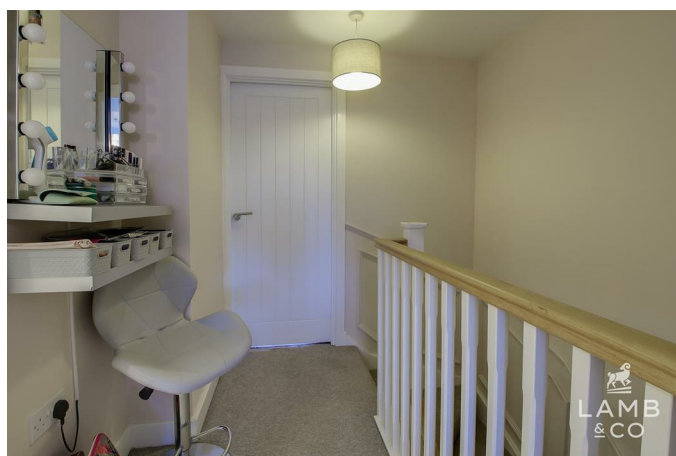


## KITCHEN/DINING

13'7 x 8'5 (4.14m x 2.57m)



## FIRST FLOOR



## BEDROOM TWO

13'7 x 8'0 (4.14m x 2.44m)



## BATHROOM

6'10 x 6'0 (2.08m x 1.83m)



## OUTSIDE

### OUTSIDE REAR



## BEDROOM ONE

11'6 x 11'0 (3.51m x 3.35m)



### 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.

## ENSUITE

8'3 x 4'4 (2.51m x 1.32m)



### Additional Information Clacton

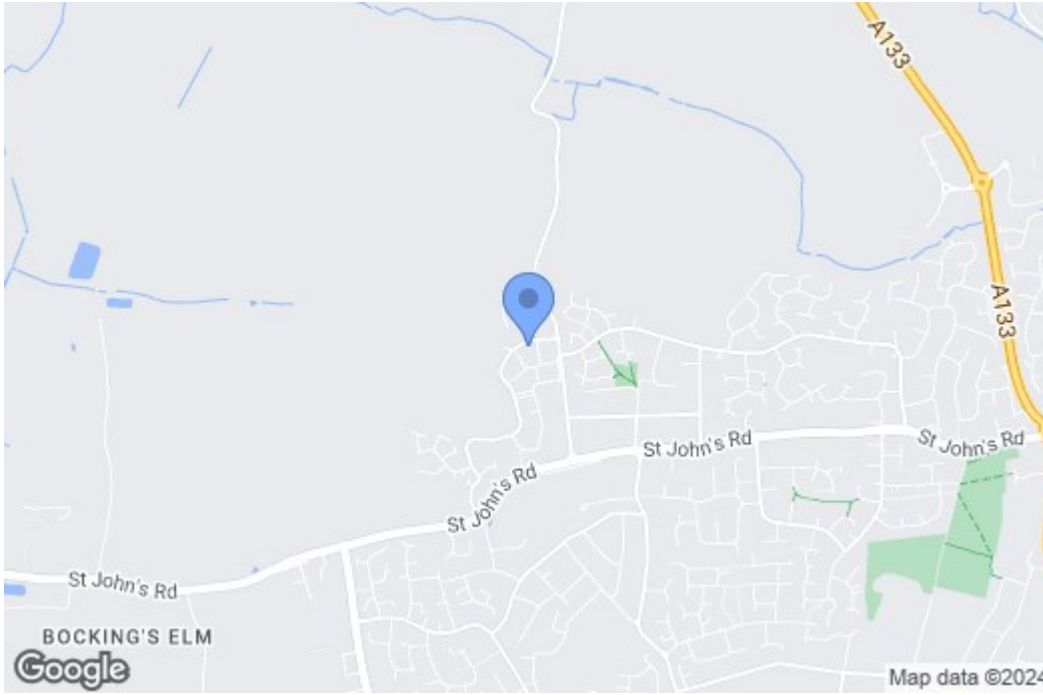
Council Tax Band: B

Heating: Gas

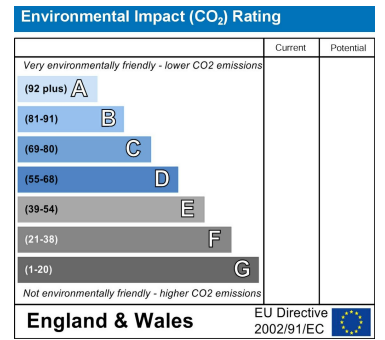
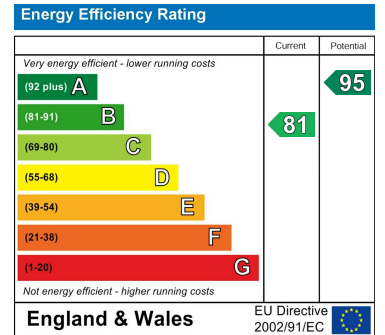
Seller's Position: Needs to find

Garden Facing: South

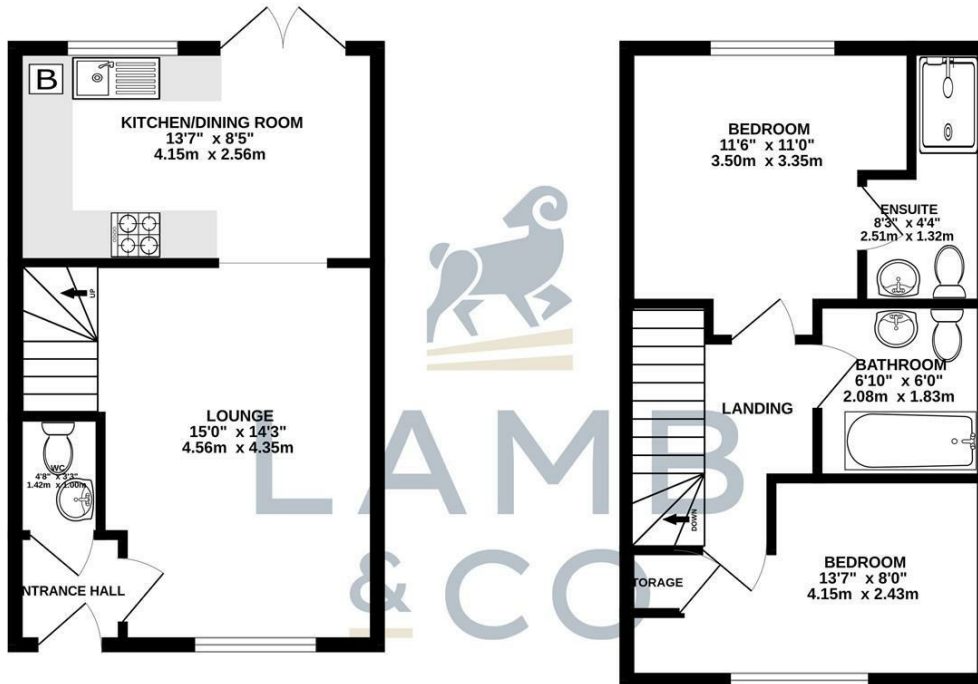
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 688 sq.ft. (63.9 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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