



LAMB & CO

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Inspired by property, driven by passion.



GOLF GREEN ROAD, CLACTON-ON-SEA, CO15 2RN

PRICE £292,500

WEBB HOUSE is one of three, unique new homes located on the edge of Clacton-on-Sea. The properties are nearing completion and offer spacious accommodation predominantly to the first floor with additional bedroom/office and WC to ground floor. All properties boast a garage, ample parking and a further covered parking area ideal for a boat/car enthusiast.

- New Development of Just Three Detached Homes
- Private Rear Garden
- Two First Floor Bedrooms
- Additional Ground floor Bedroom/Office
- Garage & Double Car Port
- EPC TBC



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

WC

BEDROOM/STUDY

FIRST FLOOR

LANDING

OPEN PLAN LIVING/KITCHEN

KITCHEN AREA

BEDROOM

EN-SUITE

BEDROOM

BATHROOM

OUTSIDE

FRONT

BOAT STORE/CAR PORT

REAR

GARAGE

Additional Information

Council Tax Band: TBC

Heating: Air source heat pump

Seller's Position: No onward chain

Garden Facing: NE

Warranty: TBC

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

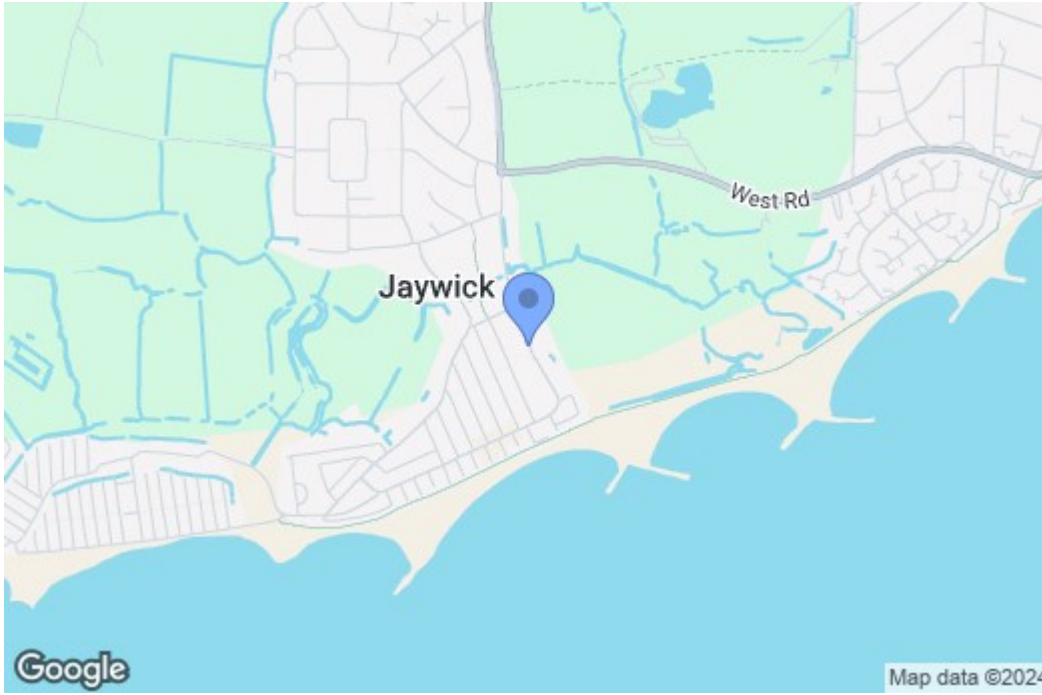
themselves of their condition before entering into any Legal Contract.

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



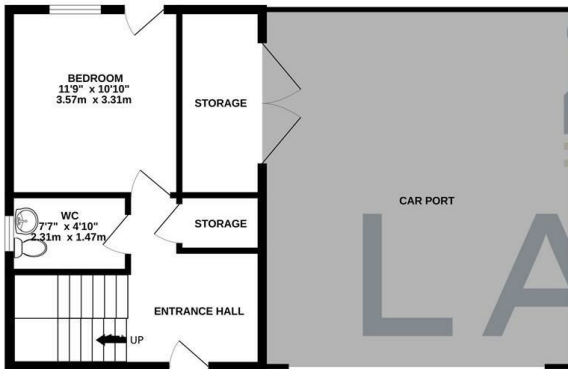
EPC Graphs

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	

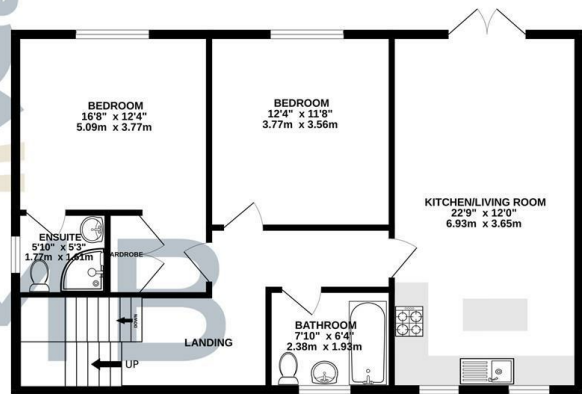
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
820 sq.ft. (76.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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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