



LAMB & CO

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ELM ROAD, CLACTON-ON-SEA, CO16 9LR GUIDE PRICE £675,000

Guide Price £675,000 - £700,000. This charming five-bedroom detached house, situated in the peaceful village of Little Clacton, offers ample living space and stunning field views. The property boasts two generous reception rooms, perfect for entertaining and family gatherings. Enjoy picturesque views of the surrounding fields, providing a serene and scenic backdrop.

- Five Bedrooms
- Off Road Parking
- Utility Room
- Little Clacton
- En Suite
- Field Views
- EPC - TBC



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ENTRANCE HALL

OFFICE

8'5" 7'4" (2.57m 2.24m)



SITTING ROOM

20'00" 11'4" (6.10m 3.45m)



KITCHEN

23'3" 9'1" (7.09m 2.77m)



LOUNGE/DINER

22'00" 19'8" (6.71m 5.99m)



FAMILY ROOM

15'1" 11'5" (4.60m 3.48m)

UTILITY ROOM

5'10" 5'1" (1.78m 1.55m)

BATHROOM

7'6" 7'6" (2.29m 2.29m)

BEDROOM THREE

12'00" 9'00" (3.66m 2.74m)



BEDROOM FIVE

9'4" 7'8" (2.84m 2.34m)



BEDROOM ONE

16'4" 11'9" (4.98m 3.58m)



BEDROOM TWO

13'00" 9'4" (3.96m 2.84m)



EN SUITE

11'9" 6'9" (3.58m 2.06m)

BEDROOM FOUR

9'8" 9'4" (2.95m 2.84m)



OUTSIDE



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.

OUTSIDE REAR



Additional Info

Council Tax Band: F
Heating: Gas Central
Services: Mains
Broadband: Ultrafast
Mobile Coverage: EE, O2, Vodafone - Likely
Construction: Conventional
Restrictions: n/a
Rights & Easements: n/a
Flood Risk: n/a
Additional Charges: n/a
Seller's Position: Need to Find
Garden Facing: North

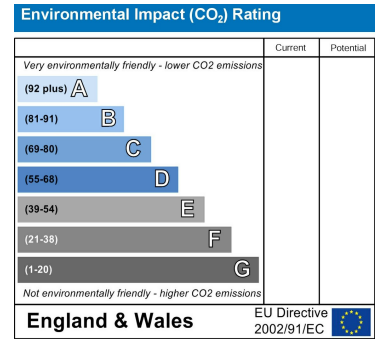
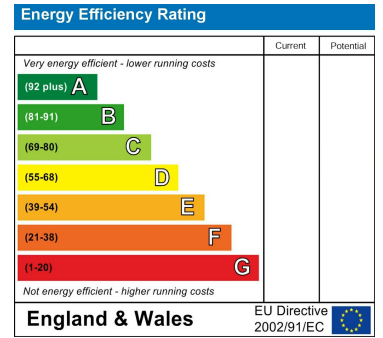
Agents Note Sales

PLEASE NOTE - Although we have not tested any

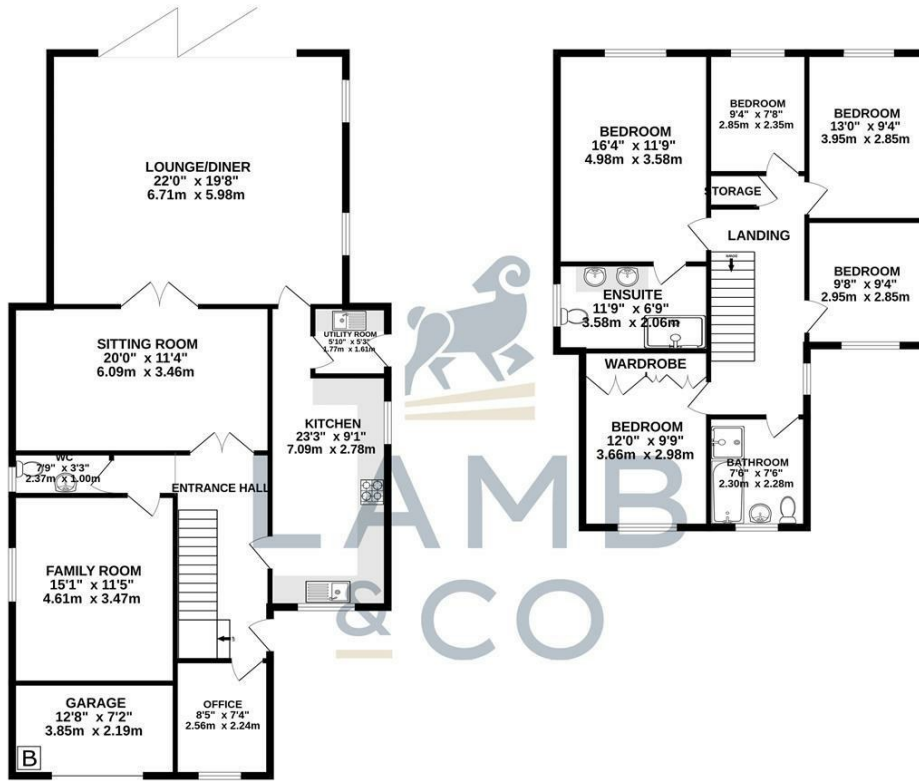
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 2285 sq. ft. (212.3 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 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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