



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



CLACTON ROAD, CLACTON-ON-SEA, CO16 8PG PRICE £550,000

Located in the popular village of St Osyth, with local amenities on your doorstep, this well planned detached house is affected with "NO ONWARD CHAIN". It also has many fantastic qualities including four double bedrooms, en-suite shower room to master bedroom, ample parking and heated Swimming pool.

- Four Bedrooms
- Heated Swimming Pool
- Solar Panels
- Village Location
- Electric Gated off road parking
- EPC-B

OUTSIDE FRONT



WC

7'x3'8" (2.13m x 1.12m)



OUTSIDE REAR



LOUNGE

22'2" x 13' (6.76m x 3.96m)

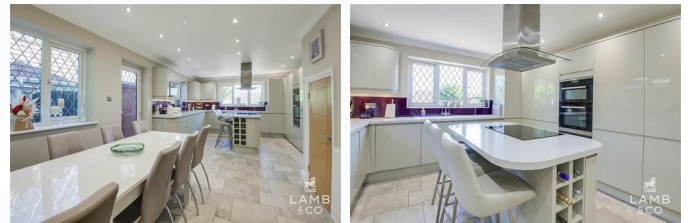


ENTRANCE HALL



KITCHEN/DINER

25'6" x 11' (7.77m x 3.35m)



SITTING ROOM

12'x11'6" (3.66m x 3.51m)



EN SUITE

6'7" x 5'1" (2.01m x 1.55m)



LANDING



BEDROOM TWO

13'9" x 12' (4.19m x 3.66m)



BEDROOM ONE

18'2" x 11'6" (5.54m x 3.51m)



BEDROOM THREE

13'x9'10" (3.96m x 3.00m)



BEDROOM FOUR

13'x9'10" (3.96m x 3.00m)



BATHROOM

9'x6'7" (2.74m x 2.01m)



Additional Info

Council Tax Band: F
Heating: Gas Central
Services: Mains
Broadband: Super Fast
Mobile Coverage: EE - Likely, Three, O2,
Vodafone - Unlikely
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: N/A
Additional Charges: N/A
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.

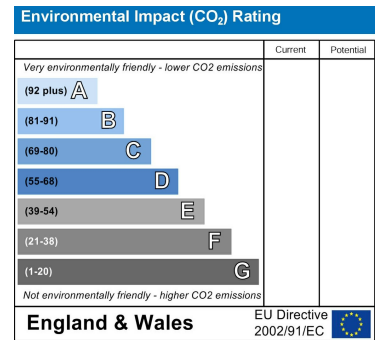
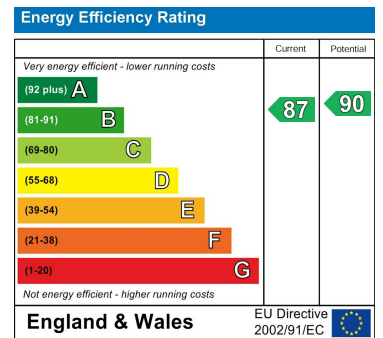
AERIAL VIEW



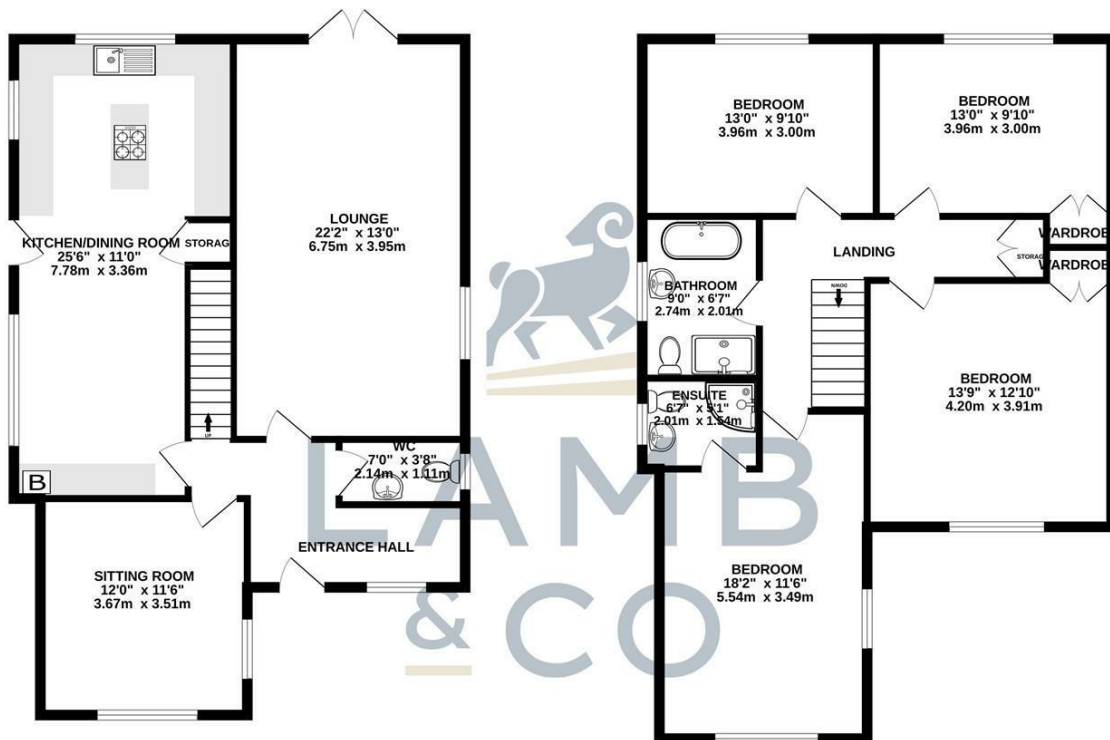
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1678 sq.ft. (155.9 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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