



LAMB & CO

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Inspired by property, driven by passion.



MANOR WAY, CLACTON-ON-SEA, CO15 5TZ

GUIDE PRICE £350,000

Guide Price £350,000 - £375,000. This charming semi-detached house in Holland-on-Sea offers spacious living with three well-appointed bedrooms. Situated on a generous plot, the property boasts an impressive approximately 210ft garden.

- Three Bedrooms
- Ample Off Road Parking
- Privately Owned Solar Panels
- Holland-On-sea
- Approx 210ft Garden
- Seafront Position
- EPC - E



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ENTRANCE HALL

LOUNGE

18'00" 10'10" (5.49m 3.30m)



DINING ROOM

14'2" 11'6" (4.32m 3.51m)



KITCHEN

12'6" 12'2" (3.81m 3.71m)



BEDROOM THREE

7'11" 7'10" (2.41m 2.39m)



BEDROOM TWO

11'7" 10'10" (3.53m 3.30m)



BEDROOM ONE

12'9" 11'7" (3.89m 3.53m)



BATHROOM

6'1" 5'00" (1.85m 1.52m)



OUTSIDE



OUTSIDE REAR



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.

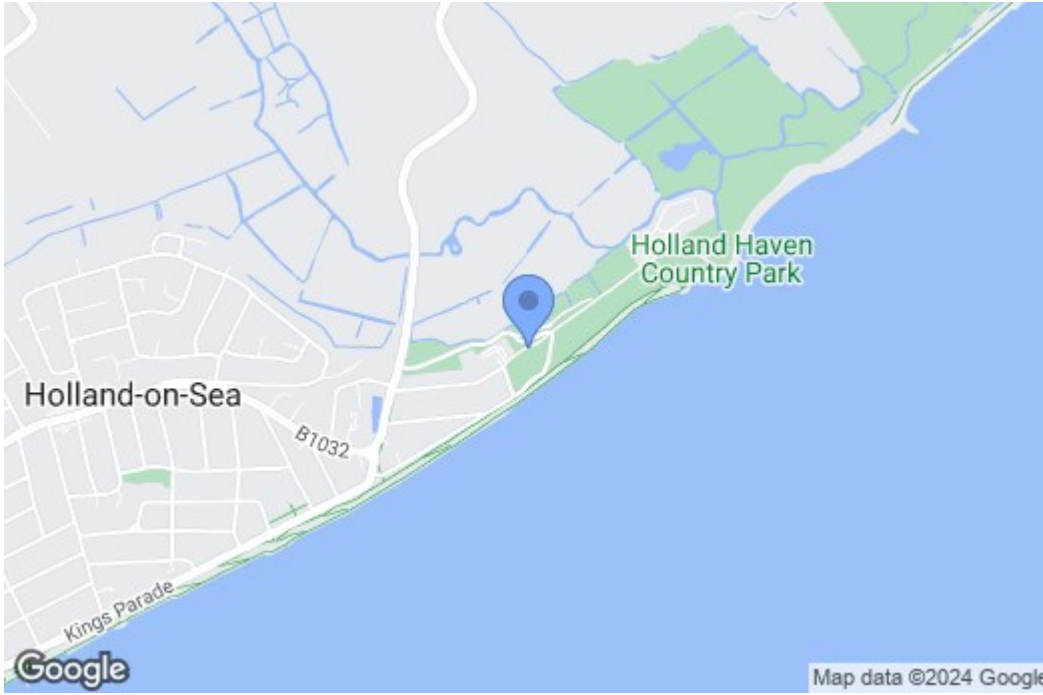
AML

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.

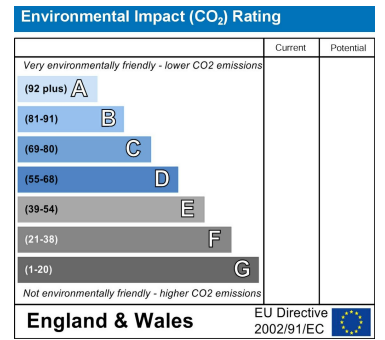
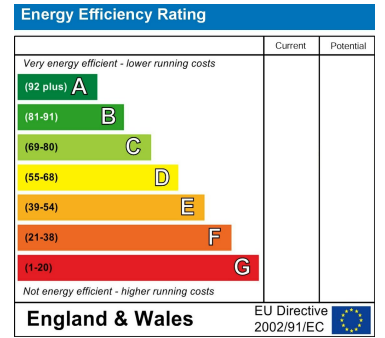
Additional Info

Council Tax Band: B
Heating: Electric
Services: Mains
Broadband: Ultrafast
Mobile Coverage: EE, O2, Vodaphone
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: No
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: North

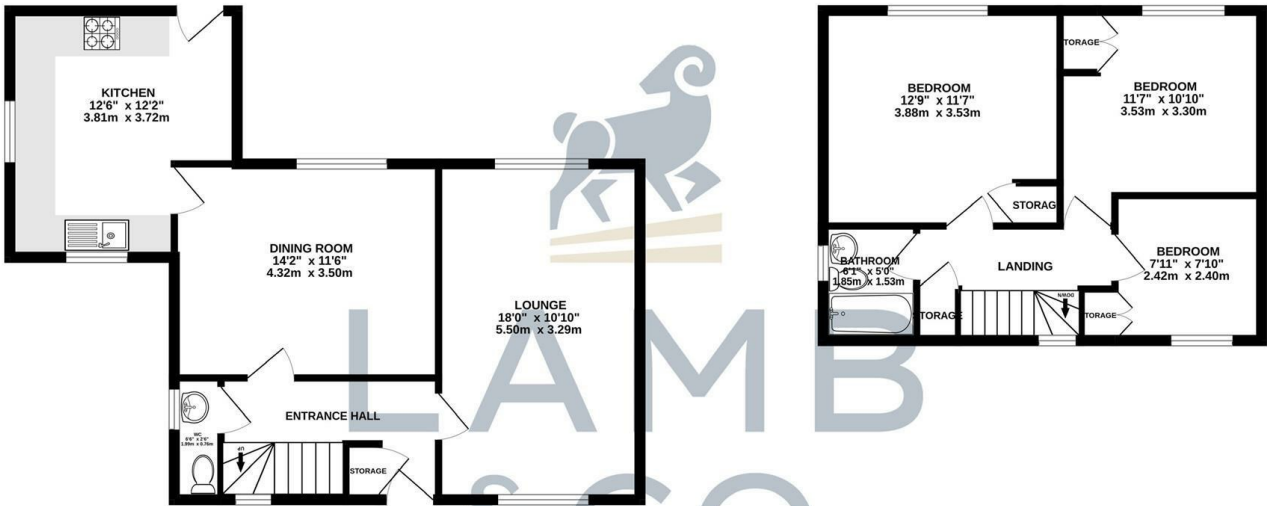
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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