



LAMB & CO

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Inspired by property, driven by passion.



## PRINCESS ANNE CLOSE, CLACTON-ON-SEA, CO15 1AW

PRICE £395,000

This impressive four bedroom, detached home in the highly sought after Royals location boasts an en suite, open-plan living space, ample off road parking and includes a convenient garage. Don't miss the opportunity to own this stunning residence in a desirable neighbourhood, offering both luxury and practicality throughout.

- Four Bedrooms
- Ensuite
- Extended
- The Royals
- Off Road Parking & Garage
- EPC TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### PORCH



### ENTRANCE HALL



## KITCHEN/LIVING ROOM

27'5" x 24'9" (8.36m x 7.54m )



### KITCHEN AREA



### LIVING AREA



## W/C

4'9" x 3'0" (1.45m x 0.91m )



## ENSUITE

7'4" x 6'10" (2.24m x 2.08m )



## LANDING



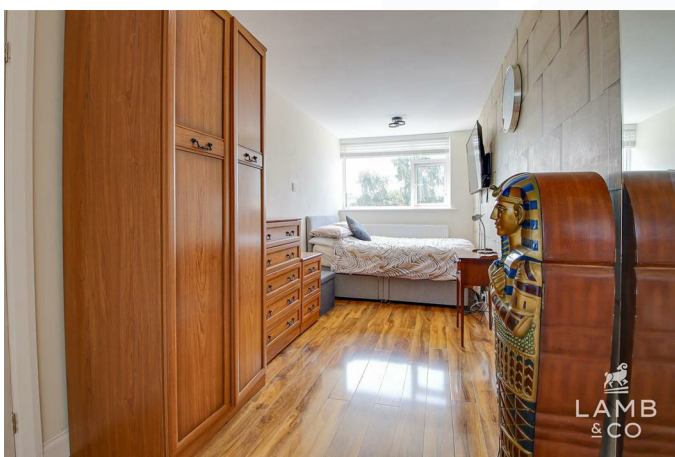
## BATHROOM

9'0" x 7'4" (2.74m x 2.24m )



## BEDROOM TWO

16'5" x 9'0" (5.00m x 2.74m )



## BEDROOM THREE

10'2" x 9'0" (3.10m x 2.74m )



## BEDROOM ONE

13'7" x 11'4" (4.14m x 3.45m )



## BEDROOM FOUR

8'0" x 8'0" (2.44m x 2.44m )



## OUTSIDE



## OUTSIDE REAR



## 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.

## 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.

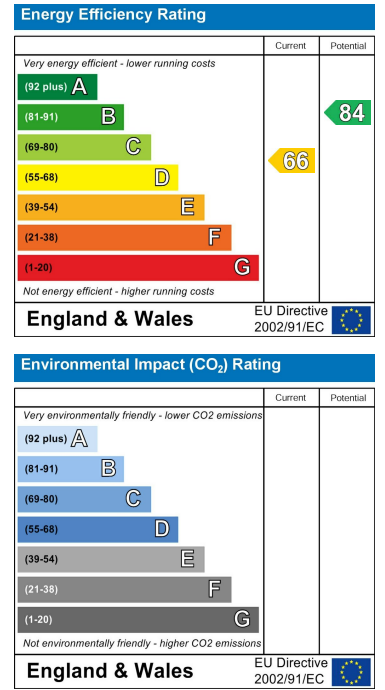
## Additional Info

Council Tax Band: C  
Heating: Gas  
Services: Mains  
Broadband: Ultrafast Full Fibre  
Mobile Coverage: EE & Three Likely  
Construction: Standard  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: Need to find  
Garden Facing: North

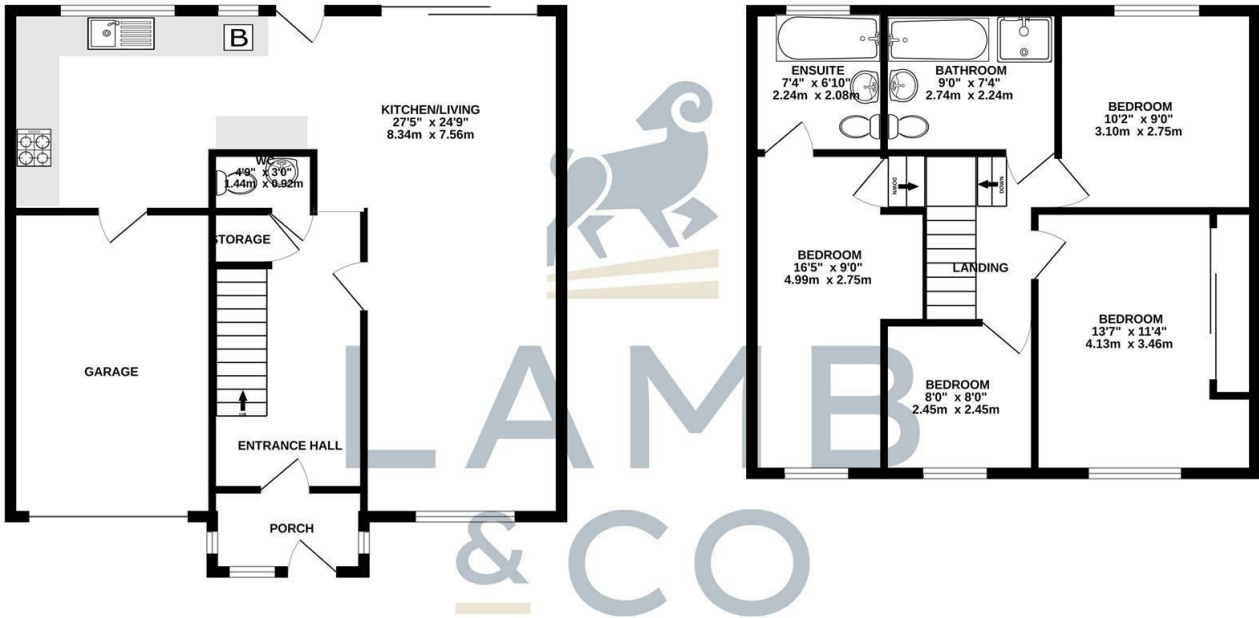
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1387 sq.ft. (128.8 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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