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## BYNG CRESCENT, CLACTON-ON-SEA, CO16 0JB

PRICE £400,000

This three bedroom, semi detached house with an additional one bedroom annex would be perfect for any growing family being conveniently located within walking distance to a nursery, primary and secondary schools, leisure parks and a variety of eateries and a short drive to the beach. The property benefits from a porch leading onto the entrance hallway which gives access to the spacious lounge, kitchen and storage cupboard. To the first floor, there's three bedrooms, a family bathroom and stairs leading to the converted loft which is currently being used for storage. Externally you can gain access to the annex which is being used as an Air B&B which offers a kitchen, bedroom and shower room, along with ample off road parking in front of the single garage that provides off road parking for several cars and a landscaped low maintenance rear garden which leads onto the summerhouse which has power and light connected.

Please call us on 01255 422240 to arrange your viewing.

- 4 Bedrooms
- Village Location
- Garage And Off Road Parking
- Low Maintenance Garden
- Annexe
- EPC E



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### PORCH

9'0" x 7'3" (2.74m x 2.21m )



### ENTRANCE HALL



### LOUNGE

17'6" x 13'3" (5.33m x 4.04m )



### KITCHEN

17'6" x 13'0" (5.33m x 3.96m )



### ANNEX KITCHEN

17'5" 8'9" (5.31m 2.67m )



## ANNEX BEDROOM

11'3" x 6'4" (3.43m x 1.93m )



## BEDROOM THREE

10'2" x 6'4" (3.10m x 1.93m )



## SHOWER ROOM

8'5" x 7'0" (2.57m x 2.13m )



## BEDROOM ONE

13'1" x 10'3" (3.99m x 3.12m )



## LANDING



## BEDROOM TWO

11'5" x 10'1" (3.48m x 3.07m )



## BATHROOM

8'1" x 7'3" (2.46m x 2.21m )



## LOFT ROOM

22'5" x 11'10" (6.83m x 3.61m )



## OUTBUILDING

16'4" x 16'4" (5.00m x 5.00m)



## 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: B

Heating: Gas

Services: Mains

Broadband: Ultrafast Full Fibre

Mobile Coverage: o2 & Three Likely

Construction: Standard

Restrictions: No

Rights & Easements:

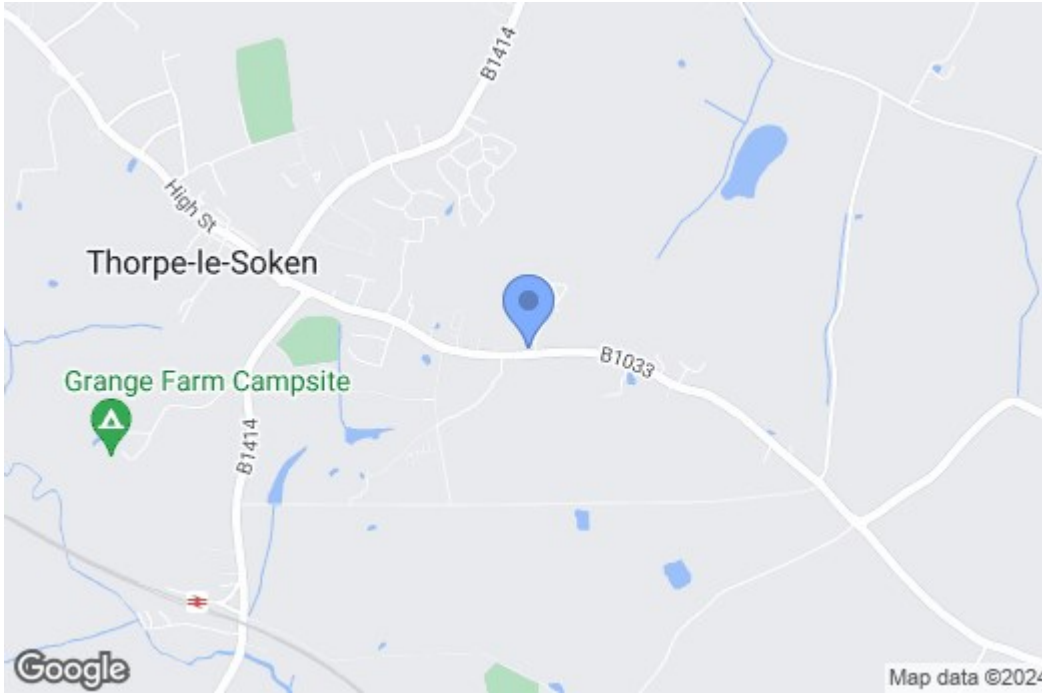
Flood Risk: Very Low

Additional Charges: No

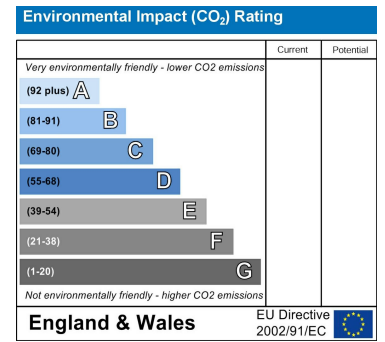
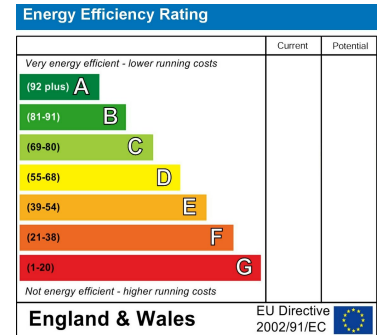
Seller's Position: Need to find

Garden Facing: South Facing

## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1672 sq.ft. (155.3 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 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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