



LAMB & CO

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SAXMUNDHAM WAY, CLACTON-ON-SEA, CO16 7PG PRICE £325,000

This charming three-bedroom detached house is nestled in a quiet cul-de-sac in the coastal town of Clacton-on-Sea. The property offers a peaceful residential setting, ideal for families or those seeking a tranquil lifestyle. Boasting two reception rooms, conservatory, garage and off-road parking.

- Three Bedrooms
- En Suite
- Conservatory
- Cul-De-Sac
- Garage & Off Road Parking
- EPC - TBC

ENTRANCE HALL

DINING ROOM

11'00" 9'00" (3.35m 2.74m)

KITCHEN

11'1" 10'7" (3.38m 3.23m)



BATHROOM

6'8" 6'1" (2.03m 1.85m)



BEDROOM THREE

11'8" 10'00" (3.56m 3.05m)



LOUNGE

16'4" 14'00 (4.98m 4.27m)



CONSERVATORY

12'9" 12'00" (3.89m 3.66m)



BEDROOM TWO

18'10" 9'2" (5.74m 2.79m)



BEDROOM ONE

14'2" 13'8" (4.32m 4.17m)



EN SUITE

8'1" 5'6" (2.46m 1.68m)



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

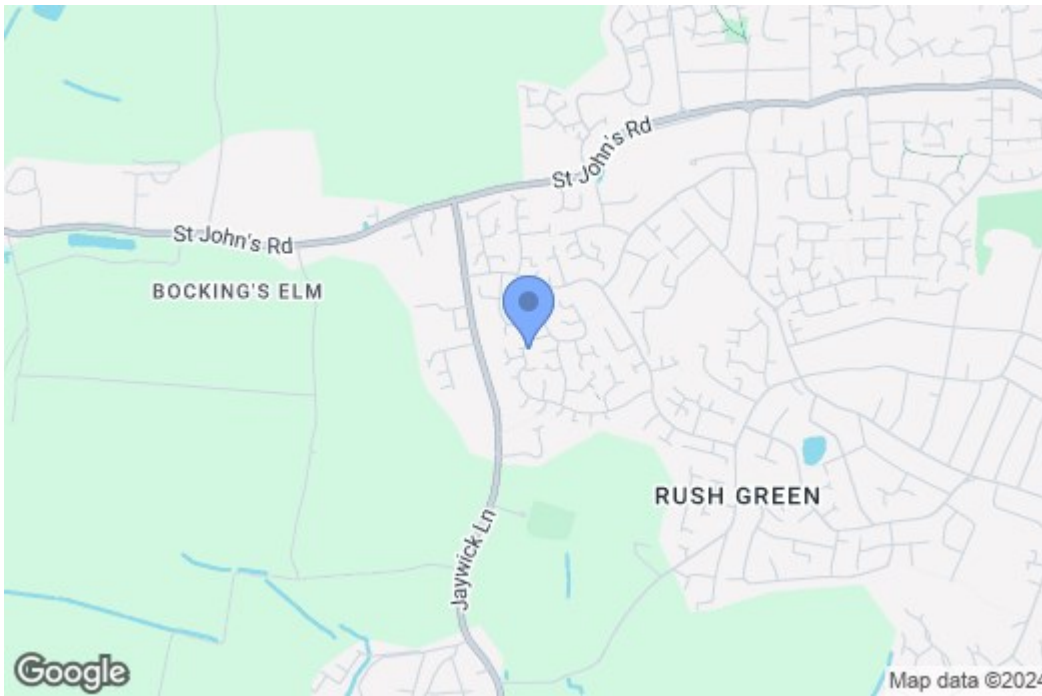
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

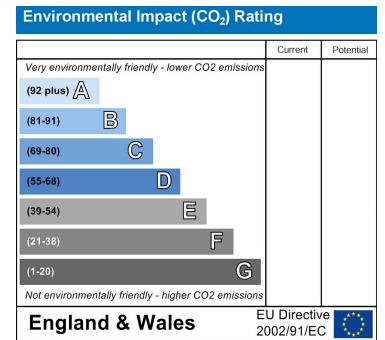
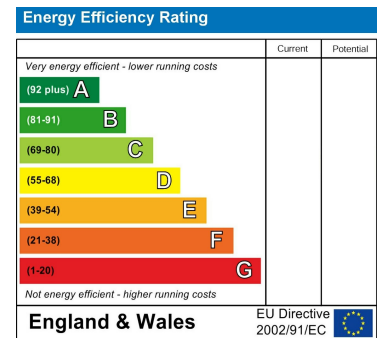
Council Tax Band: E
Heating: Gas
Services: Mains electricity, gas, water and drainage
Broadband: Ultrafast
Mobile Coverage: Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Very Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: North



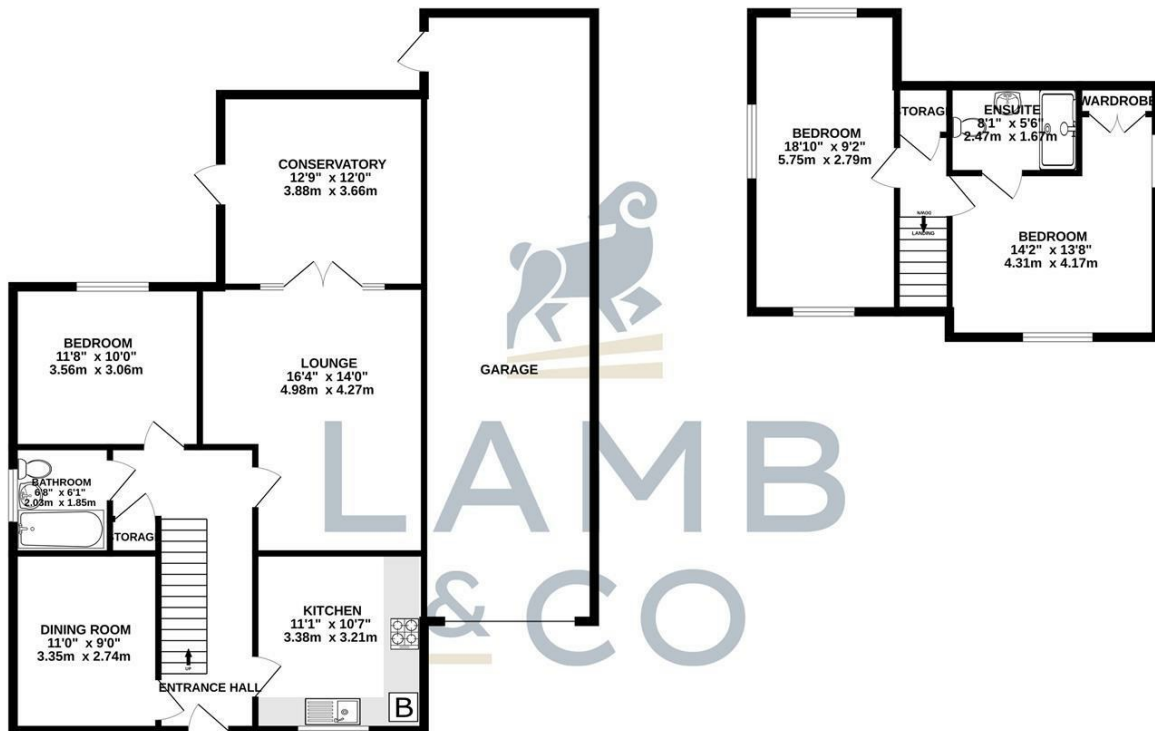
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1691 sq.ft. (157.1 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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