



LAMB & CO

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## MILLERS GREEN, CLACTON-ON-SEA, CO16 9FT GUIDE PRICE £325,000

Guide Price £325,000 - £350,000. This well-presented three-bedroom link detached house in Weeley Heath offers a comfortable and stylish living environment, ideal for families. The property features a spacious and inviting living room, a modern kitchen with integrated appliances, and a dining area perfect for entertaining. Upstairs, there are three generously sized bedrooms, including a master bedroom with an en-suite, and a contemporary family bathroom. The house also benefits from a private rear garden, a garage with additional off-road parking

- Three Bedrooms
- Weeley
- Immaculately Presented
- En Suite & Downstairs W.C
- Veranda
- EPC - B



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### W.C

6'2" 4'6" (1.88m 1.37m)

### SITTING/DINING ROOM

17'6" 17'6" (5.33m 5.33m)



### KITCHEN

10'00" 8'00" (3.05m 2.44m)



### BEDROOM THREE

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



### BEDROOM ONE

12'3" 11'7" (3.73m 3.53m)



### EN SUITE

8'00" 5'4" (2.44m 1.63m)

### BATHROOM

10'9" 7'1" (3.28m 2.16m)



## BEDROOM TWO

14'7" 8'5" (4.45m 2.57m)



## 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: D

Heating: Gas (Underfloor On Ground floor.

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast

Mobile Coverage: O2 Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Very Low

Additional Charges: No

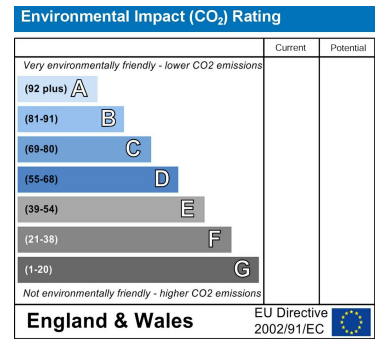
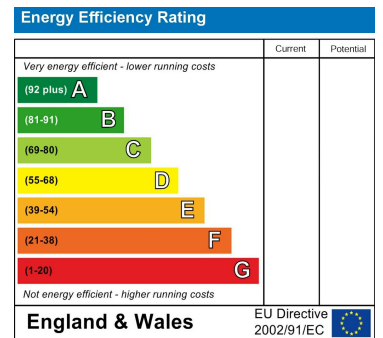
Seller's Position: Needs To Find

Garden Facing: East

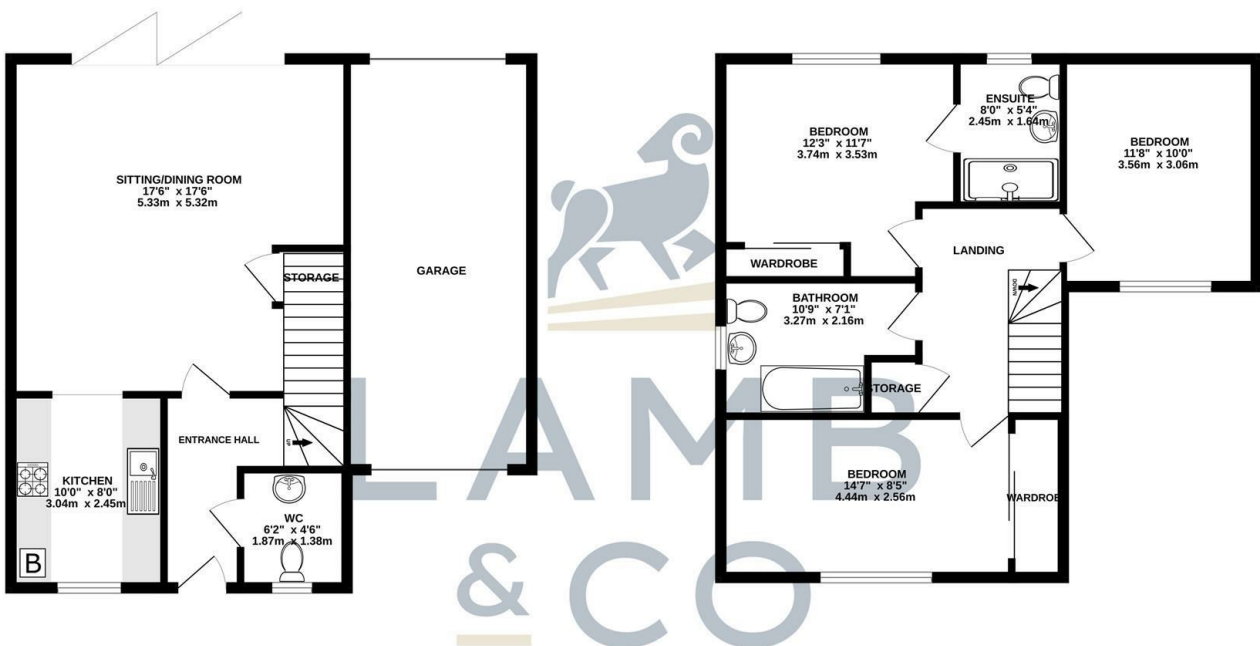
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1286 sq.ft. (119.4 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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