



LAMB & CO

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Inspired by property, driven by passion.



AMERELLS ROAD, CLACTON-ON-SEA, CO16 9HA PRICE £310,000

Located in a sought after no-through road in the village of Little Clacton which offers the best of town and country along with convenient access to the A133. This charming three-bedroom semi-detached home offers spacious living, complete with off-road parking and a generous garden. The property features a sizable main bedroom, a bright living area, a dedicated office, and a convenient utility room.

- Three Bedrooms
- Off-Road Parking
- Two Reception Rooms
- Utility Room
- Well-Presented
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

OFFICE

9'9 x 9'5 (2.97m x 2.87m)



UTILITY ROOM

10'2 x 5'8 (3.10m x 1.73m)



LOUNGE

17'8 x 9'10 (5.38m x 3.00m)



DINING ROOM

15'0 x 7'4 (4.57m x 2.24m)

KITCHEN

10'8 x 7'10 (3.25m x 2.39m)



FIRST FLOOR

BATHROOM

7'10 x 7'2 (2.39m x 2.18m)

BEDROOM TWO

10'4 x 9'10 (3.15m x 3.00m)

BEDROOM ONE

21'5 x 10'6 (6.53m x 3.20m)



BEDROOM THREE

9'5 x 7'10 (2.87m x 2.39m)

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: C

Heating: Gas

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast

Mobile Coverage: O2 Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

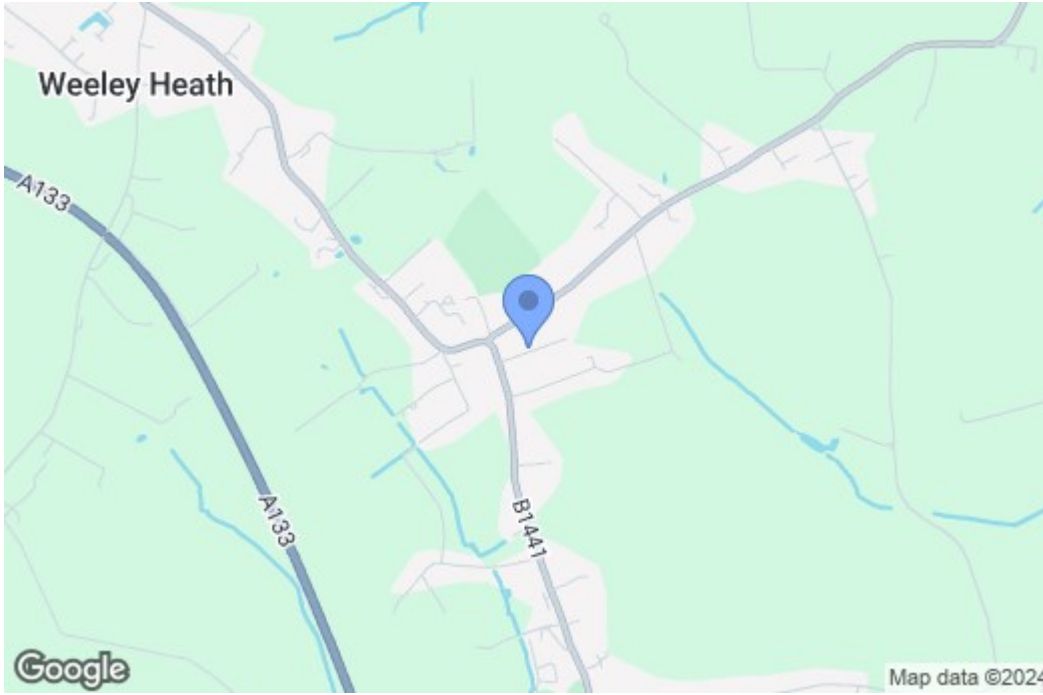
Flood Risk: Very Low

Additional Charges: No

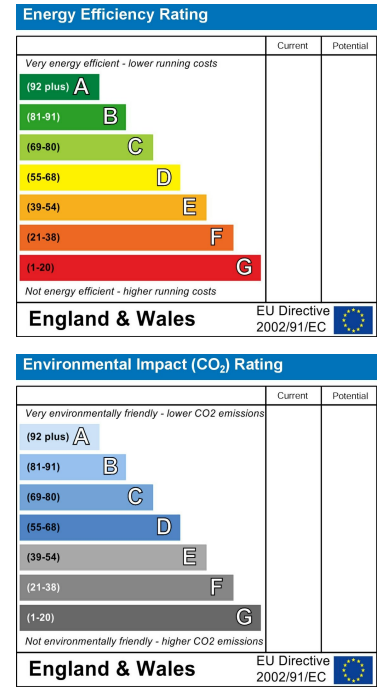
Seller's Position: Need To Find

Garden Facing: North

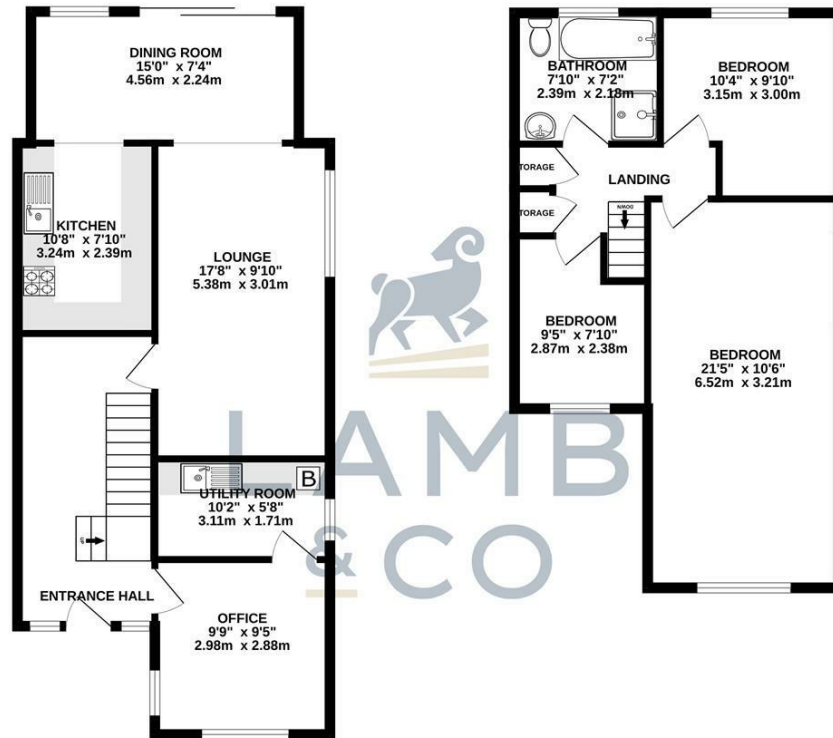
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1133 sq ft. (105.2 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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