



LAMB & CO

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Inspired by property, driven by passion.



WALTON ROAD, CLACTON-ON-SEA, CO15 6EB

GUIDE PRICE £400,000

Guide Price £400,000 - £425,000. This four-bedroom detached house for sale in Clacton-on-Sea features an integral annexe, offering additional living space perfect for extended family or guests. The main house includes four spacious bedrooms, a modern kitchen, and open-plan living areas, ideal for family life.

- Five Bedrooms
- South Facing Garden
- Balcony
- East Clacton
- No Onward Chain
- EPC - D

ENTRANCE HALL

ANNEXE

14'00" 12'7" (4.27m 3.84m)



BATHROOM

8'7" 5'9" (2.62m 1.75m)



LOUNGE

14'00" 10'8" (4.27m 3.25m)



DINING ROOM

18'10" 9'10" (5.74m 3.00m)



KITCHEN

14'10" 9'3" (4.52m 2.82m)



LEAN TO

9'2" 4'00" (2.79m 1.22m)

BEDROOM THREE

14'00" 9'3" (4.27m 2.82m)



BEDROOM ONE

13'10" 12'00" (4.22m 3.66m)



BEDROOM TWO

13'9" 9'00" (4.19m 2.74m)



BEDROOM FOUR

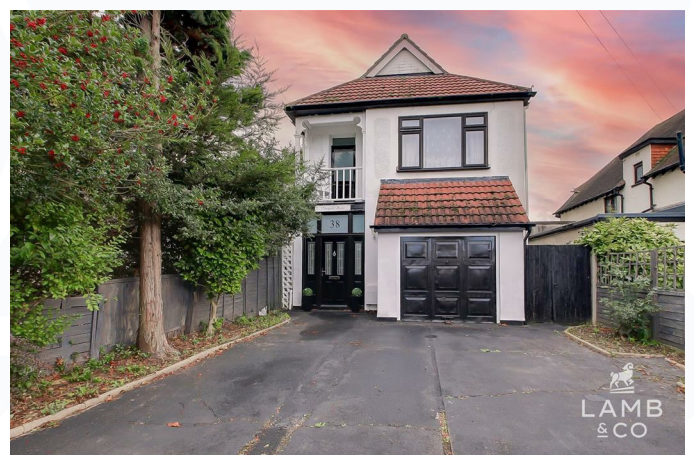
8'7" 6'7" (2.62m 2.01m)



SHOWER ROOM

6'00" 5'5" (1.83m 1.65m)

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.

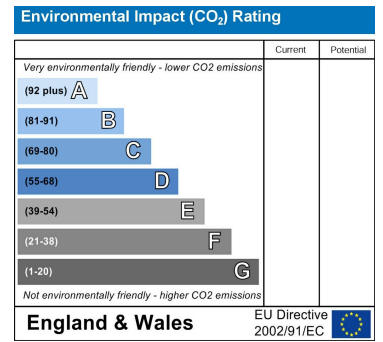
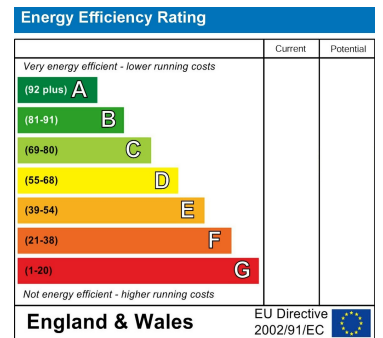
Additional Info

Council Tax Band: D
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Three, O2 - Likely. Vodaphone, EE. Unlikely
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: South

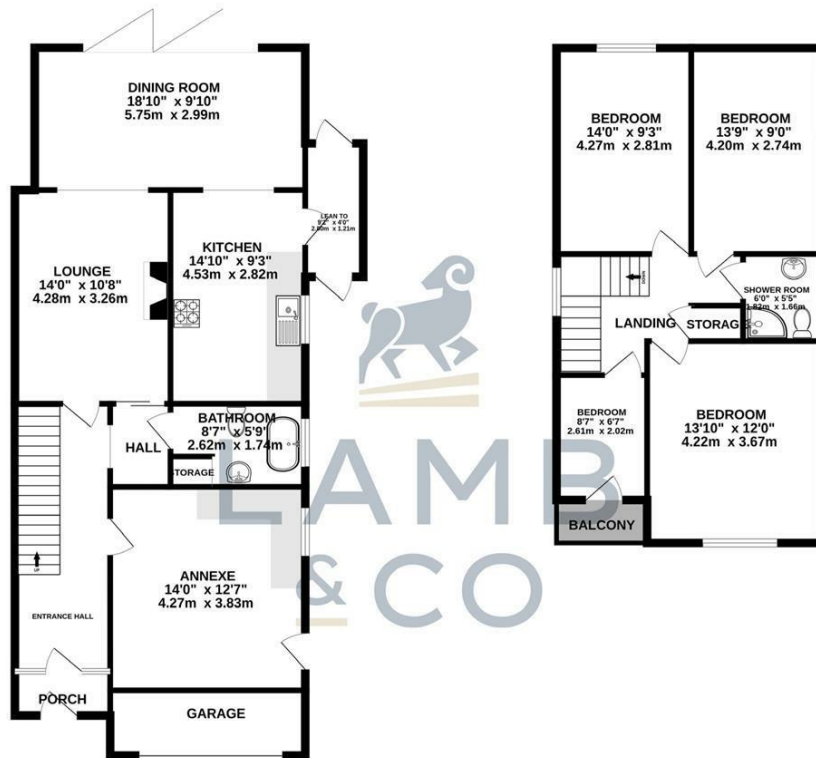
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1578 sq ft. (146.6 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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