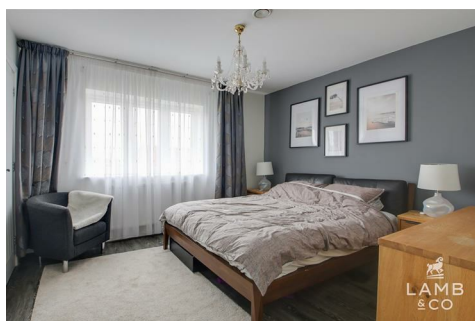




LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## MARIS PLACE, CLACTON-ON-SEA, CO16 9EQ

### OFFERS IN EXCESS OF £325,000

Situated in the charming village of Weeley, this well-presented four-bedroom terraced house offers spacious and modern living, perfect for families. The property features a bright and airy lounge, a stylish kitchen with dining space, and four generously sized bedrooms, including a well-appointed family bathroom. Externally, the home benefits from a private garden, ideal for relaxing or entertaining, along with off-road parking.

- Four Bedrooms
- En - Suite
- South Facing Garden
- Weeley
- Well Presented
- Garage & Off Road Parking
- EPC - B



## ENTRANCE HALL

## KITCHEN/DINING ROOM

14'7" 11'10" (4.45m 3.61m)

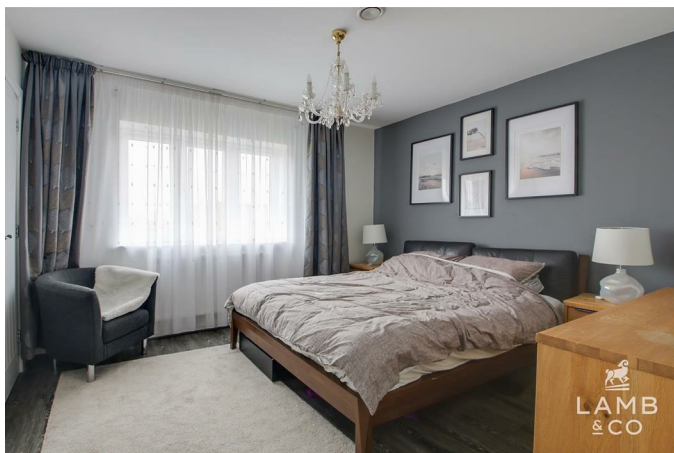


## BEDROOM TWO

12'1" 10'5" (3.68m 3.18m)

## BEDROOM ONE

12'00" 11'00" (3.66m 3.35m)



## W.C

7'1" 5'9" (2.16m 1.75m)

## LOUNGE

17'2" 14'6" (5.23m 4.42m)



## EN SUITE

8'7" 7'7" (2.62m 2.31m)

## OUTSIDE



## BEDROOM FOUR

10'4" 8'00" (3.15m 2.44m)

## BEDROOM THREE

10'6" 8'9" (3.20m 2.67m)

## BATHROOM

7'2" 5'7" (2.18m 1.70m)

## 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.

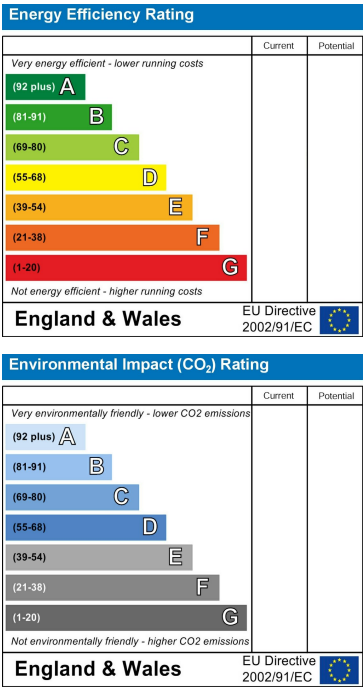
### Additional Info

Council Tax Band: E  
Heating: Gas  
Services: Mains water and sewage  
Broadband: Superfast broadband  
Mobile Coverage: O2 - Likely, Vodafone, EE, Three - Limited  
Construction: Conventional  
Restrictions: N/A  
Rights & Easements: N/A  
Flood Risk: Low  
Additional Charges: Approx. £200 P/A maintenance charge  
Seller's Position: Needs To Find  
Garden Facing: South

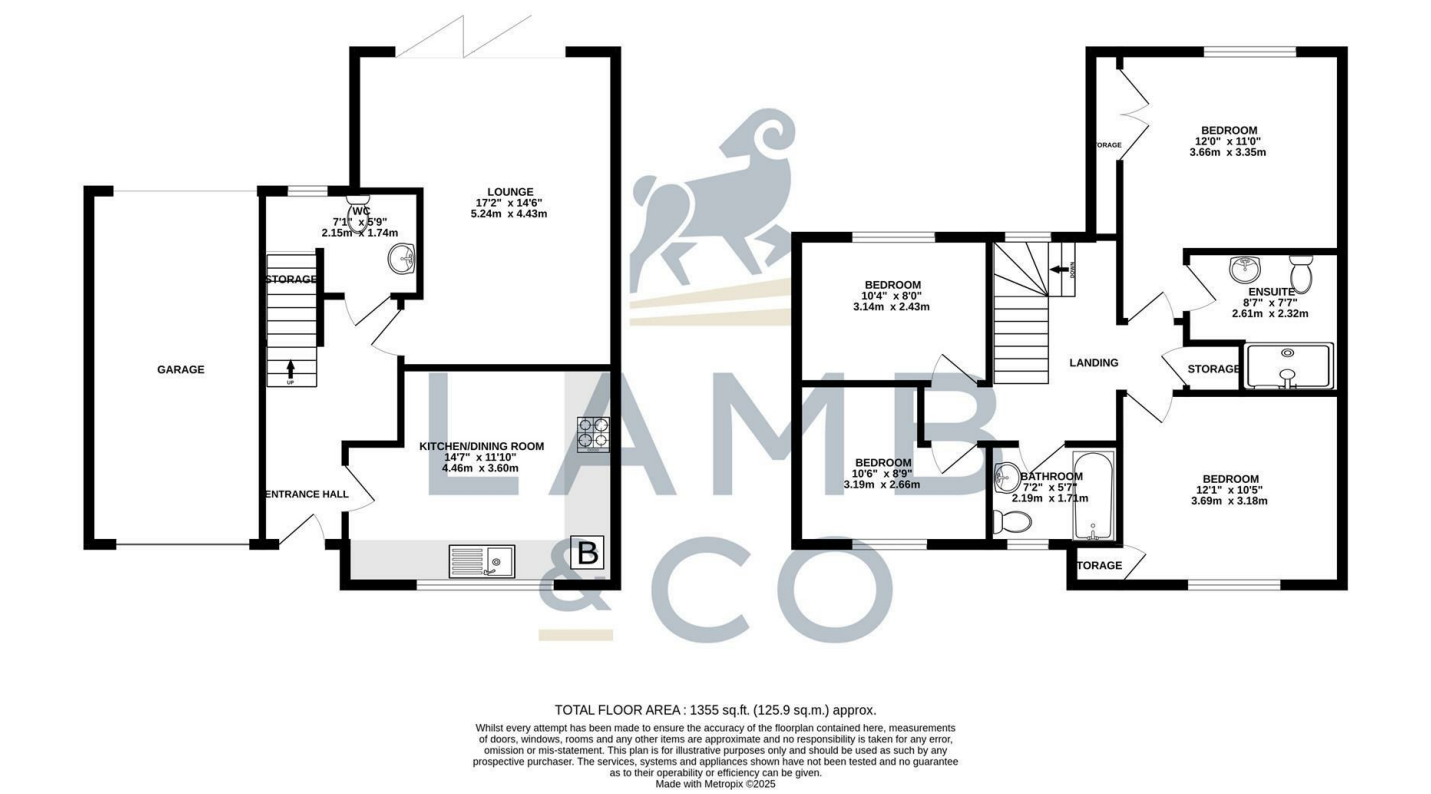
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.