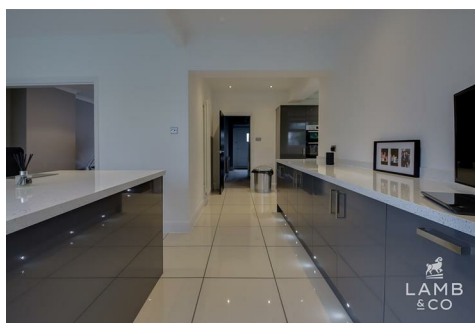




LAMB & CO

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Inspired by property, driven by passion.



## BEDFORD ROAD, CLACTON-ON-SEA, CO15 5LF

OIEO £600,000

This stunning four-bedroom detached house in the sought-after area of Holland-on-Sea is exceptional throughout, offering a perfect blend of style, space, and modern living. Beautifully presented, the property features a bright and spacious lounge, a contemporary open-plan kitchen/dining area, and four generously sized bedrooms, including a luxurious master with en-suite. Externally, the home boasts a well-maintained garden, ideal for outdoor entertaining, along with a private driveway and garage providing ample parking. Located close to the seafront, local amenities, and excellent transport links, this outstanding home is a must-see.

- Four Bedrooms
- Holland-On-Sea
- Immaculate Throughout
- En-Suite
- Garage & Off Road Parking
- EPC - C

## ENTRANCE HALL

## LOUNGE

24'8" 12'4" (7.52m 3.76m)



## DINING AREA

19'2" 11'5" (5.84m 3.48m)



## KITCHEN

14'8" 9'00" (4.47m 2.74m)



## BATHROOM

9'00" 6'6" (2.74m 1.98m)



## BEDROOM THREE

12'2" 9'00" (3.71m 2.74m)



### BEDROOM ONE

13'9" 10'8" (4.19m 3.25m)



### BEDROOM FOUR

8'2" 6'00" (2.49m 1.83m)



### EN SUITE

10'8" 5'1" (3.25m 1.55m)



### OUTSIDE

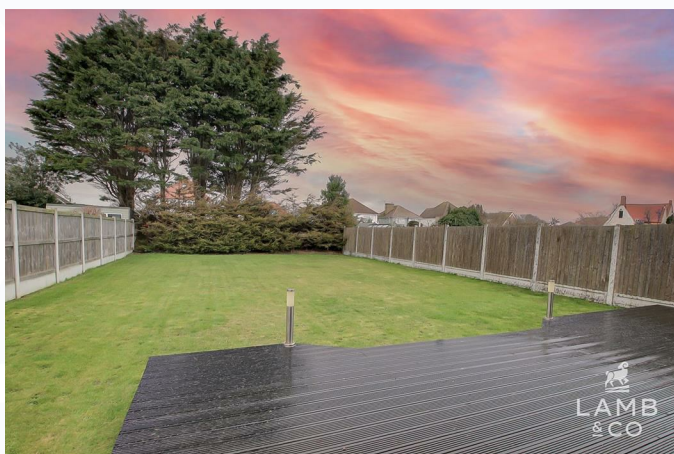


### BEDROOM TWO

14'4" 13'2" (4.37m 4.01m)



### 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.

## Material Information

Council Tax Band: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: O2, Three - Likely. EE,

Vodafone - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

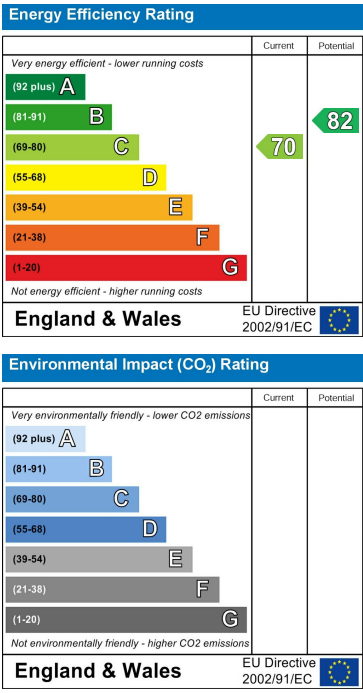
Garden Facing: North



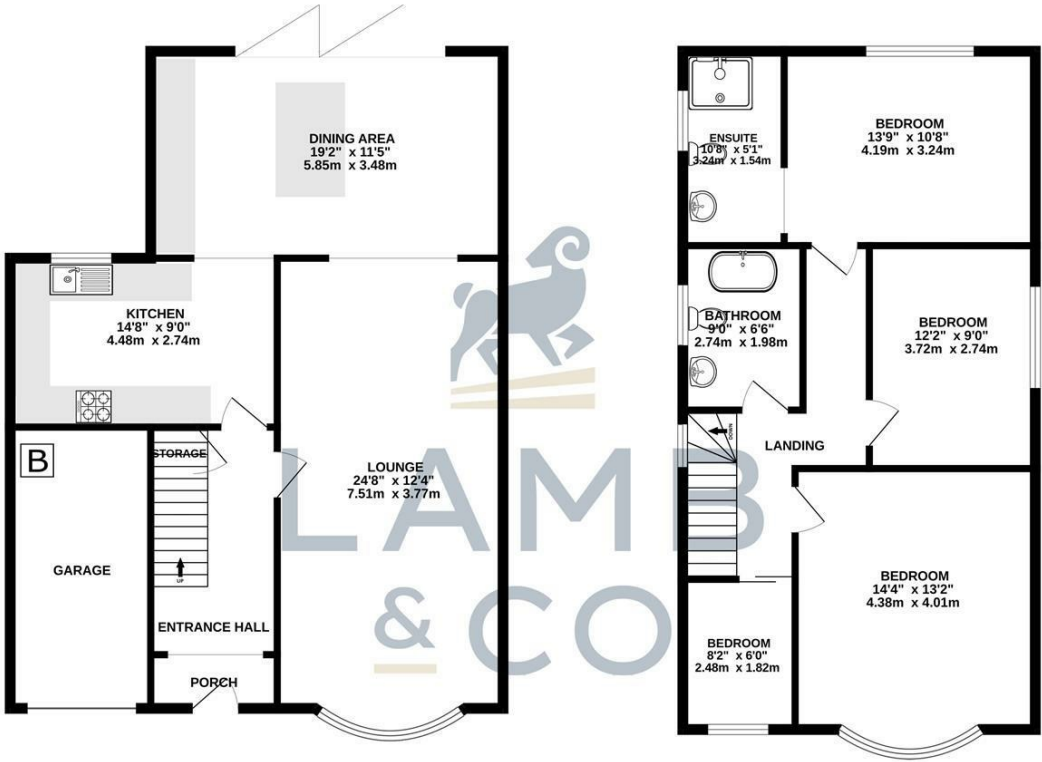
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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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