



LAMB & CO

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Inspired by property, driven by passion.



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

GUIDE PRICE £355,000

\*\*\*Guide price £355,000-£365,000\*\*\* Situated in the charming village of Weeley, this well-presented four-bedroom semi detached 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 and garage.

- Four Bedrooms
- Immaculately Presented Throughout

- Garage & Off Road Parking
- South facing Garden

- Downstairs W.C
- EPC - B



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## ENTRANCE HALL



## LOUNGE

17'8" 14'3" (5.38m 4.34m)



## KITCHEN/DINING ROOM

14'7" 12'00" (4.45m 3.66m)



## BEDROOM FOUR

10'3" 8'4" (3.12m 2.54m)



## W.C

7'1" 6'00" (2.16m 1.83m)



## BEDROOM THREE

10'4" 8'9" (3.15m 2.67m)



## BATHROOM

7'1" 5'6" (2.16m 1.68m)



## EN SUITE

8'7" 7'8" (2.62m 2.34m)



## BEDROOM TWO

12'5" 10'00" (3.78m 3.05m)



## OUTSIDE



## BEDROOM ONE

14'9" 12'5" (4.50m 3.78m )



## 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.

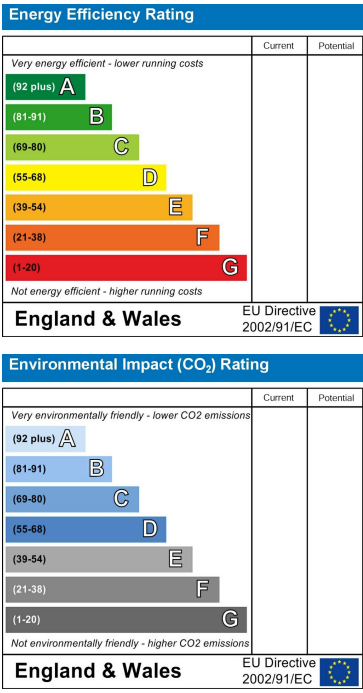
## Material Information

Council Tax Band: E  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: O2 - Likely, EE, Three, Vodafone - Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: Approx. £200 P/A maintenance charge  
Seller's Position: Needs To Find  
Garden Facing: South

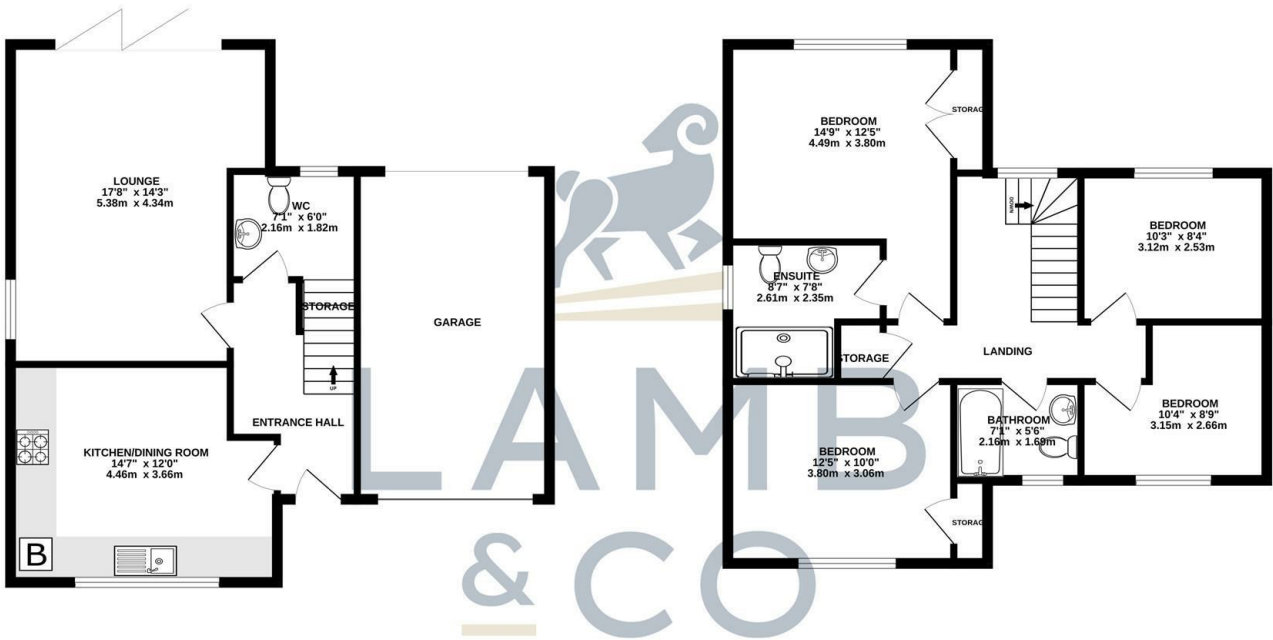
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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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