



LAMB & CO

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Inspired by **property**, driven by **passion**.



MUNNINGS DRIVE, CLACTON-ON-SEA, CO16 8YJ

PRICE £275,000

Located in a desirable residential area of Clacton-on-Sea, this well-presented three-bedroom semi-detached house offers spacious and modern living. The property features a bright and airy lounge, a contemporary kitchen/dining area, and three comfortable bedrooms.

- Three Bedrooms
- Well Presented
- Garage & Off Road Parking
- Complete Onward Chain
- Extended
- EPC TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

12'4" x 11'7" (3.76m x 3.53m)



KITCHEN/DINING ROOM

18'10" x 12'4" (5.74m x 3.76m)



SITTING ROOM

9'0" x 8'8" (2.74m x 2.64m)

LANDING

BATHROOM

8'5" x 5'8" (2.57m x 1.73m)

BEDROOM TWO

10'0" x 9'9" (3.05m x 2.97m)



BEDROOM ONE

12'5" x 11'3" (3.78m x 3.43m)



BEDROOM THREE

8'9" x 7'1" (2.67m x 2.16m)



OUTSIDE FRONT

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.

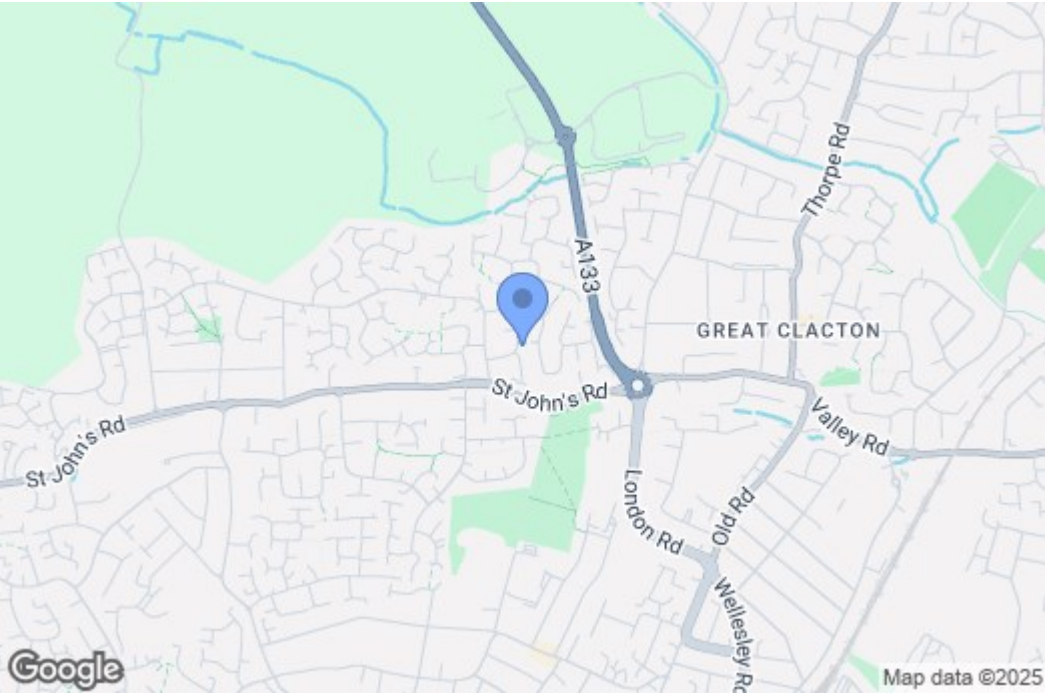
Agents Note Sales

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.

Material Information

Council Tax Band: C
Heating: Gas
Services: Mains
Broadband: Ultrafast
Mobile Coverage: Vodafone, O2 and Three Likely.
EE Limited
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Surface water: Very low. Rivers and sea:
Very Low
Additional Charges: N/A
Seller's Position: Complete onward chain
Garden Facing: East

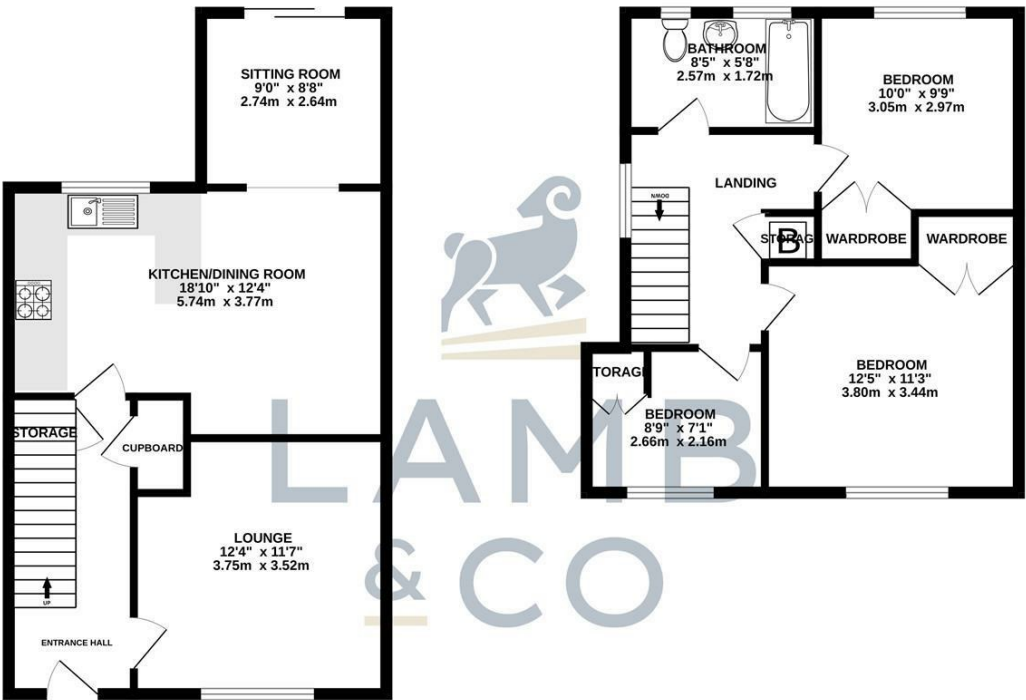
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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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