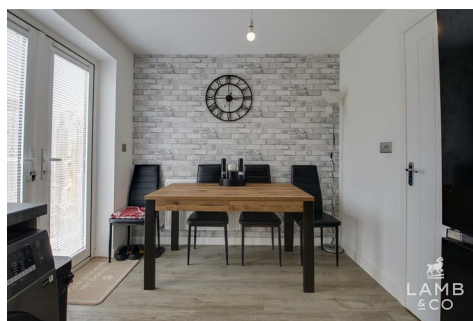




LAMB & CO

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Inspired by property, driven by passion.



SPINDLE DRIVE, CLACTON-ON-SEA, CO16 9GW

GUIDE PRICE £240,000

Guide Price £240,000 - £250,000 Built in 2022, this ideal starter home is well-presented throughout and move-in ready. The property boasts two double bedrooms, a ground floor WC, and off-road parking.

- Two Bedrooms
- En Suite
- Built In 2022
- Well-Presented
- Off Road Parking
- EPC - B

ENTRANCE HALL

W.C

5'00" 3'00" (1.52m 0.91m)

LOUNGE

15'1" 9'3" (4.60m 2.82m)



KITCHEN/DINING ROOM

12'7" 9'00" (3.84m 2.74m)



BEDROOM ONE

10'00" 8'6" (3.05m 2.59m)



EN SUITE

2'6" 8'5" (0.77 2.58)



BATHROOM

6'6" 5'9" (1.98m 1.75m)



BEDROOM TWO

12'9" 8'00" (3.89m 2.44m)



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.

Material Information

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

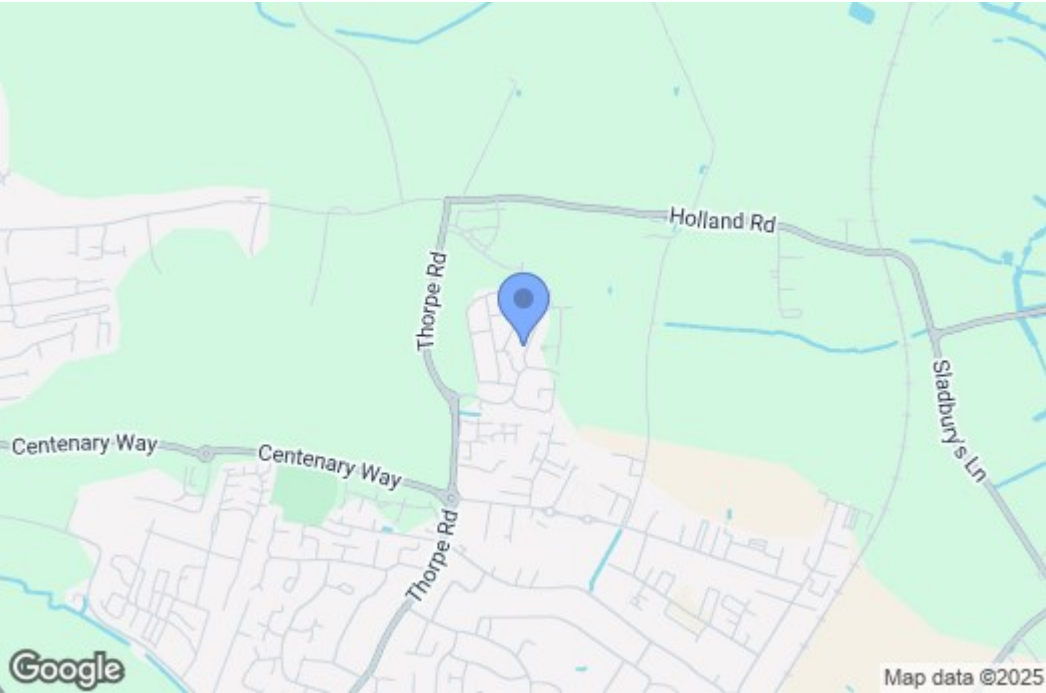
Flood Risk: Low

Additional Charges: No

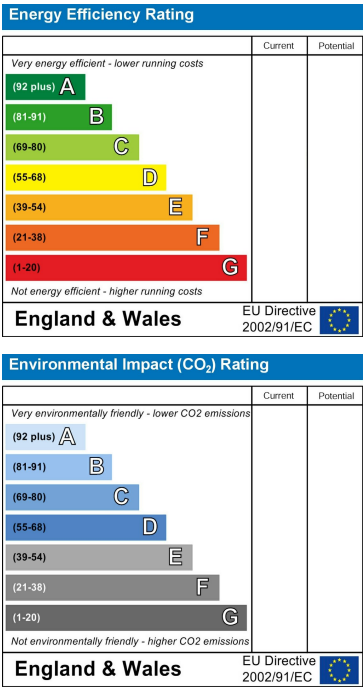
Seller's Position: Needs To Find

Garden Facing: West

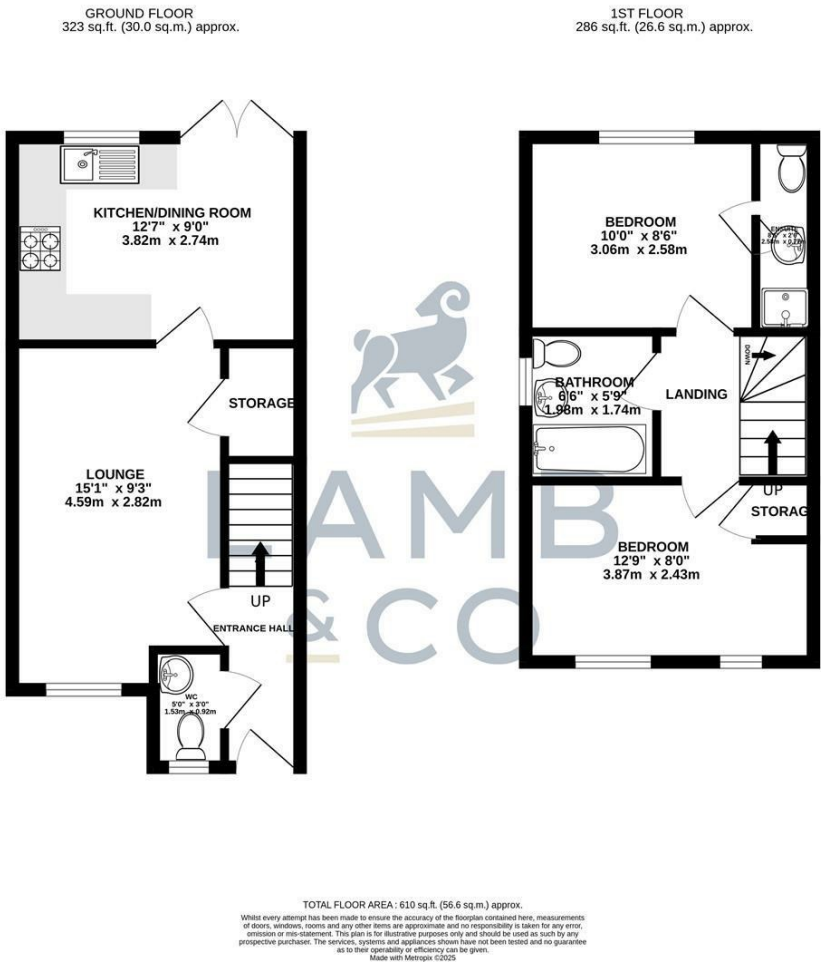
Map



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.