



LAMB & CO

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Inspired by property, driven by passion.



## THE GREEN, CLACTON-ON-SEA, CO16 7BH

GUIDE PRICE £300,000

**\*\* Guide Price £300,000 - £325,000 \*\*** Built in 2014, this well presented four bedroom semi-detached house tucked away on the North West outskirts of Clacton-on-Sea. The property's key features include; a generous kitchen/diner, ground floor office & cloakroom, en-suite to master, off-road parking for multiple vehicles and a pleasant low maintenance garden with bar.

- Four Bedrooms
- Ground Floor Office
- Ground Floor WC
- En-Suite to Master Bedroom
- Large Kitchen/Diner Overlooking the Garden
- EPC B
- Built 2014
- Quiet Lane Position
- Low Maintenance Garden with Bar



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## LOUNGE

13'10 x 11' (4.22m x 3.35m)



## OFFICE

8'7 x 6'8 (2.62m x 2.03m)



## KITCHEN/DINER

17'5 x 13'7 (5.31m x 4.14m)



## WC



## FIRST FLOOR

### LANDING



### BEDROOM ONE

12'2 x 10' (3.71m x 3.05m)



### EN-SUITE

6'8 x 5' (2.03m x 1.52m)



### BEDROOM TWO

12'8 x 8'5 (3.86m x 2.57m)





### BEDROOM THREE

12'8 max x 8'10 (3.86m max x 2.69m)



### BATHROOM

6'9 x 5'7 (2.06m x 1.70m)



### BEDROOM FOUR

12'2 max x 7'3 (3.71m max x 2.21m)



### OUTSIDE

#### REAR



#### FRONT



## Additional Information

Council Tax Band: C

Heating: Gas central heating

Seller's Position: No onward chain

Garden Facing: South East

## 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.

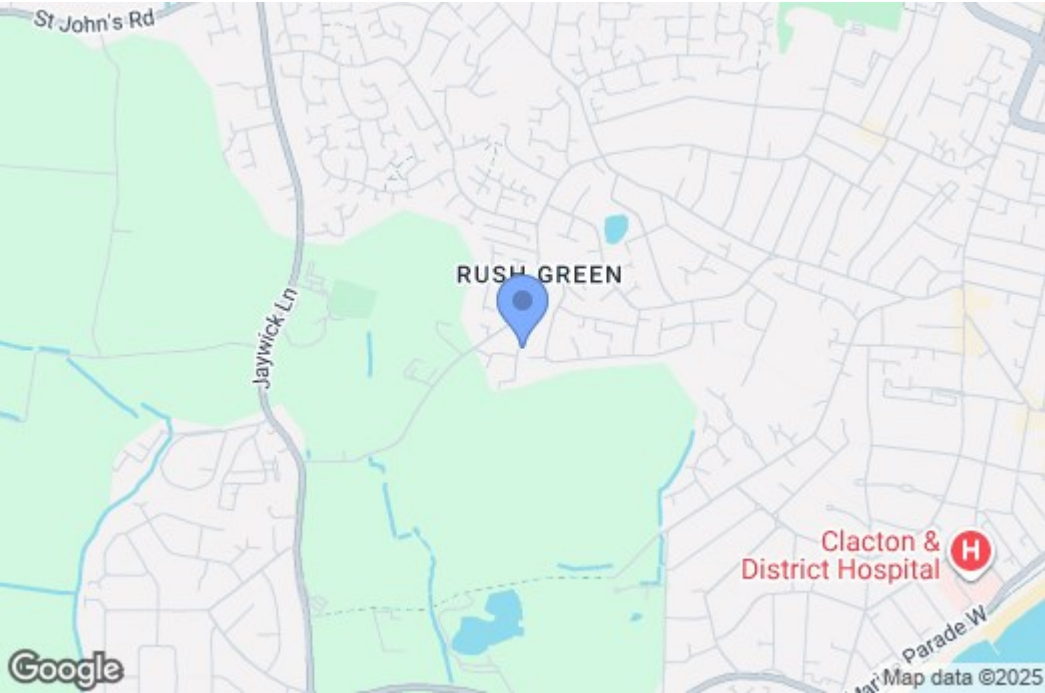
## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

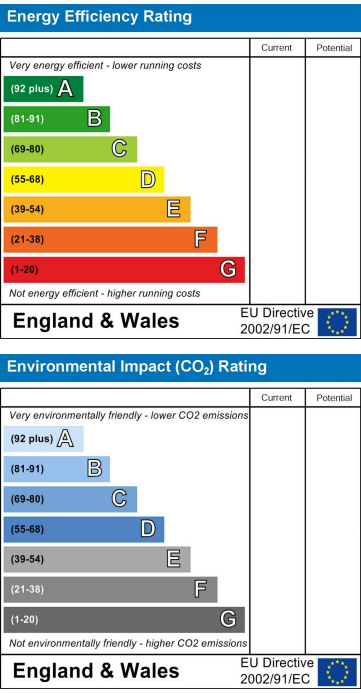
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



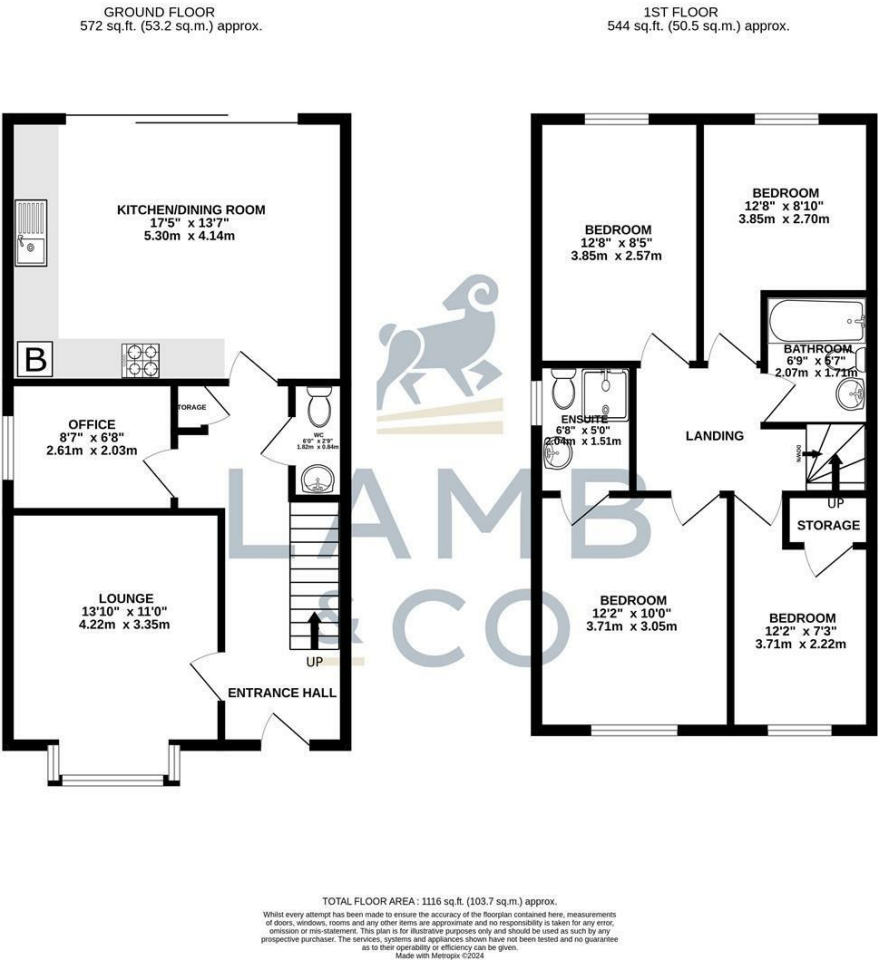
Map



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.