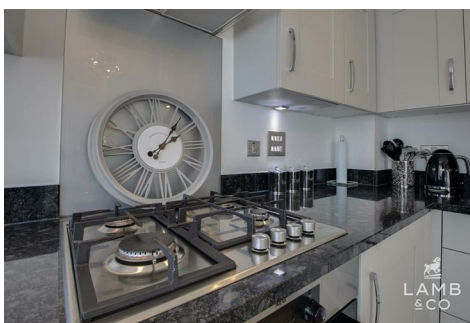




LAMB & CO

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



WOODPECKER WAY, FRINTON-ON-SEA, CO13 0GL

OFFERS IN EXCESS OF £250,000

Built in 2022, this modern two-bedroom semi-detached house offers contemporary living with a stylish finish throughout. The property is well presented and ready to move straight into, making it an ideal choice for first-time buyers, downsizers, or investors.

- Two Bedrooms
- Kirby Cross
- Downstairs W.C
- Well Presented
- Off Road Parking
- EPC - B

ENTRANCE HALL

W.C

5'2" 3'00" (1.57m 0.91m)

KITCHEN

9'11" 6'1" (3.02m 1.85m)



LOUNGE

15'9" 13'1" (4.80m 3.99m)



BEDROOM ONE

13'1" 10'6" (3.99m 3.20m)



BATHROOM

6'8" 6'3" (2.03m 1.91m)



BEDROOM TWO

14'4" 8'5" (4.37m 2.57m)



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.

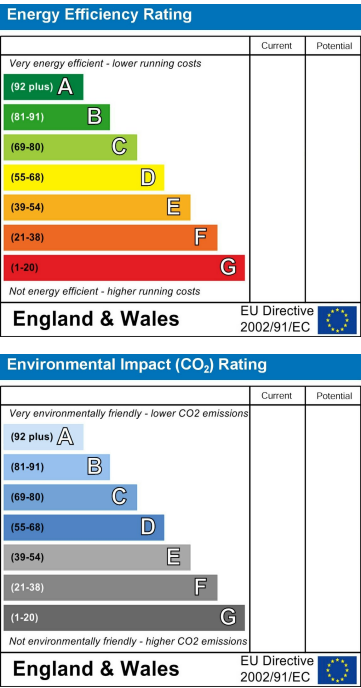
Material Information

Council Tax Band: B
Heating: Gas
Services: All Mains
Broadband:
Mobile Coverage:
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges:
Seller's Position: Needs To Find
Garden Facing: North

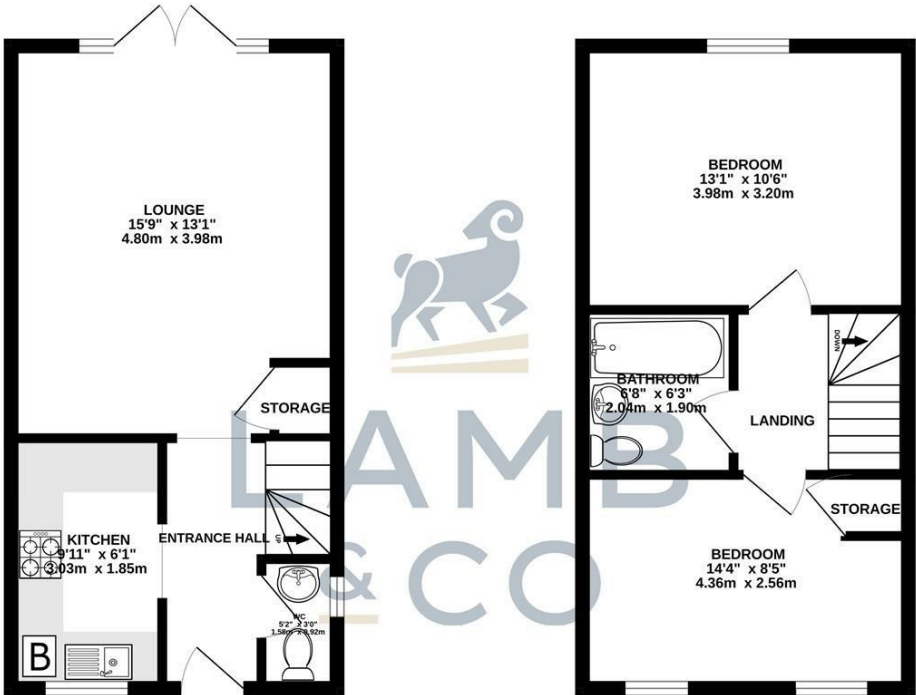
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 673 sq.ft. (62.6 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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