



LAMB & CO

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Inspired by property, driven by passion.



YOUNG CLOSE, CLACTON-ON-SEA, CO16 8UQ

PRICE £315,000

****No Onward Chain**.** This family home is located on the Peter Bruff development, offering plenty of living space with a generous lounge and a separate kitchen and dining area. The property also boasts off-road parking and a garage.

- Three Bedrooms
- Off-Road Parking
- Garage
- Generous Lounge
- No Onward Chain
- EPC C

ENTRANCE HALL



DINING ROOM

11'9" x 11'9" (3.58m x 3.58m)



LOUNGE

24'7" x 11'6" (7.49m x 3.51m)



BEDROOM ONE

11'8" x 11'6" (3.56m x 3.51m)



KITCHEN

11'10" x 10'4" (3.61m x 3.15m)



BEDROOM TWO

11'6" x 9'2" (3.51m x 2.79m)



BEDROOM THREE

8'8" x 8' (2.64m x 2.44m)



OUTSIDE REAR



BATHROOM

8'4" x 5'5" (2.54m x 1.65m)



LANDING



OUTSIDE FRONT



Additional Information Clacton

Council Tax Band: C

Heating: Gas Central

Seller's Position: No onward chain

Garden Facing: West

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.

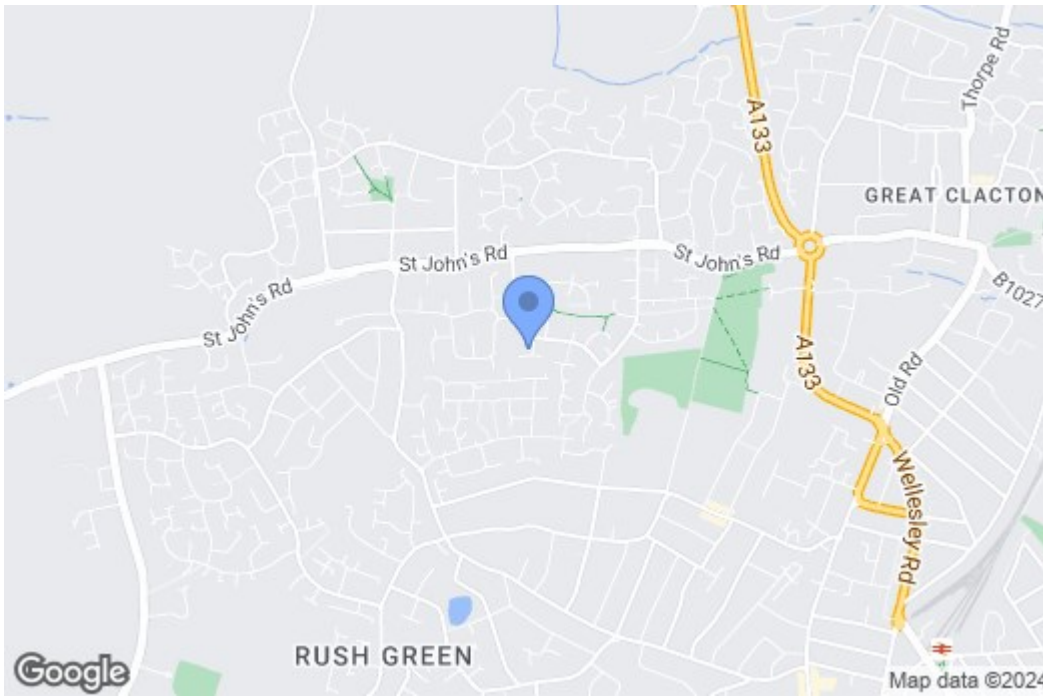
Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we

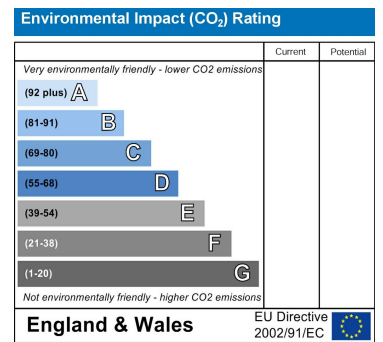
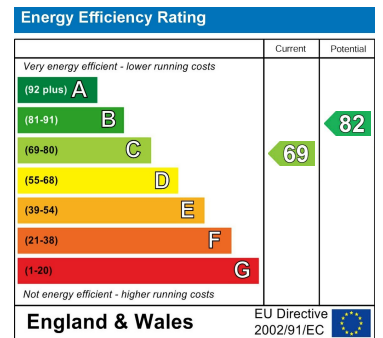
understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.



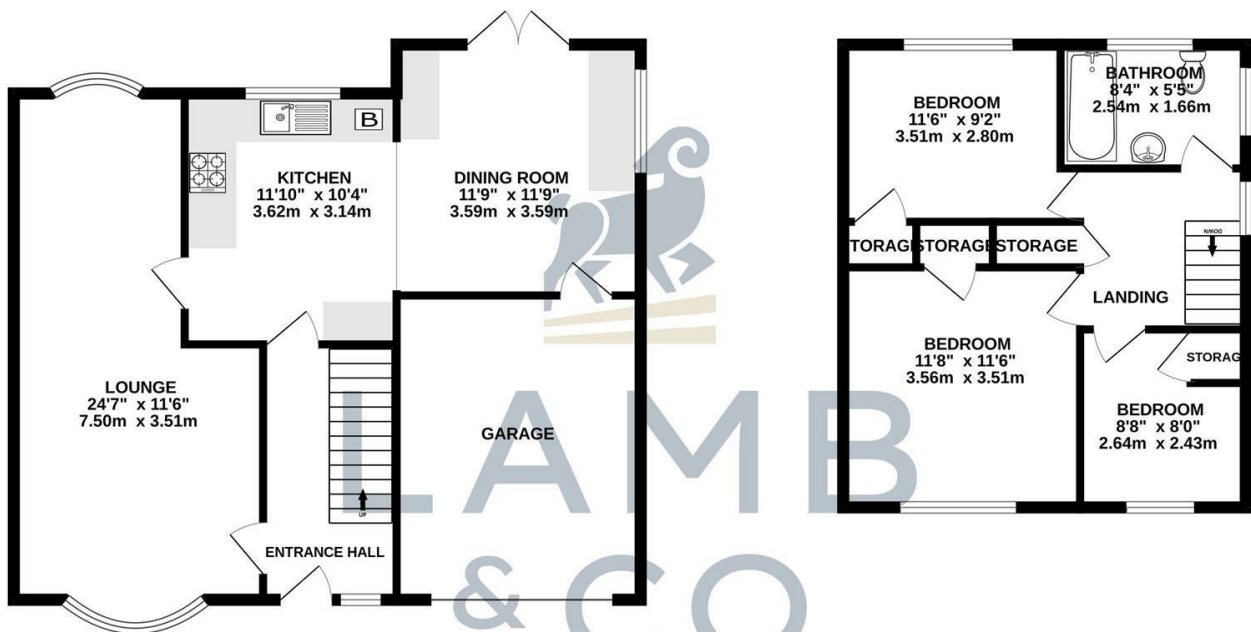
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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