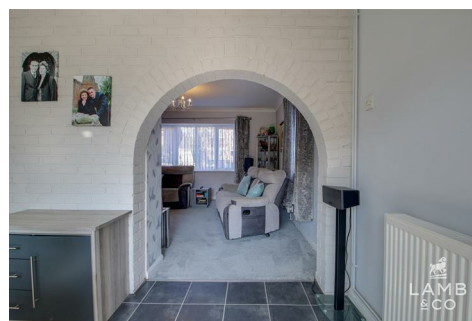




LAMB & CO

Call us on 01255 422 240
Inspired by **property**, driven by **passion**.



CHANDLERS CLOSE, CLACTON-ON-SEA, CO16 7AX

GUIDE PRICE £300,000

Guide Price £300,000 - £320,000. Situated in Clacton-on-Sea, this beautifully presented four-bedroom detached house offers spacious and modern living. The property features a bright and airy lounge, a contemporary kitchen/dining area, and four well-proportioned bedrooms, including a downstairs W.C. A notable addition is the solar panel system, providing energy efficiency and reduced utility costs.

- Four Bedrooms
- Downstairs W.C
- Utility Room
- Solar Panel
- Well Presented
- Garage & Off Road Parking
- EPC - B

ENTRANCE HALL

W.C

5'1" 5'3" (1.55m 1.60m)

LOUNGE

14'8" 12'2" (4.47m 3.71m)



KITCHEN/DINING ROOM

23'00" 11'5" (7.01m 3.48m)

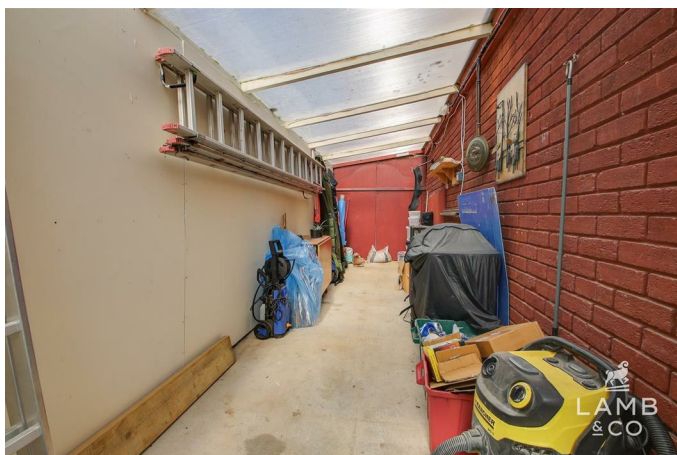
UTILITY ROOM

9'00" 7'7" (2.74m 2.31m)



LEAN TO

23'2" 6'1" (7.06m 1.85m)



BEDROOM ONE

20'00" 8'7" (6.10m 2.62m)



BEDROOM THREE

10'00" 7'6" (3.05m 2.29m)



BEDROOM TWO

12'2" 9'10" (3.71m 3.00m)



BEDROOM FOUR

9'5" 7'9" (2.87m 2.36m)



BATHROOM

9'3" 5'8" (2.82m 1.73m)

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

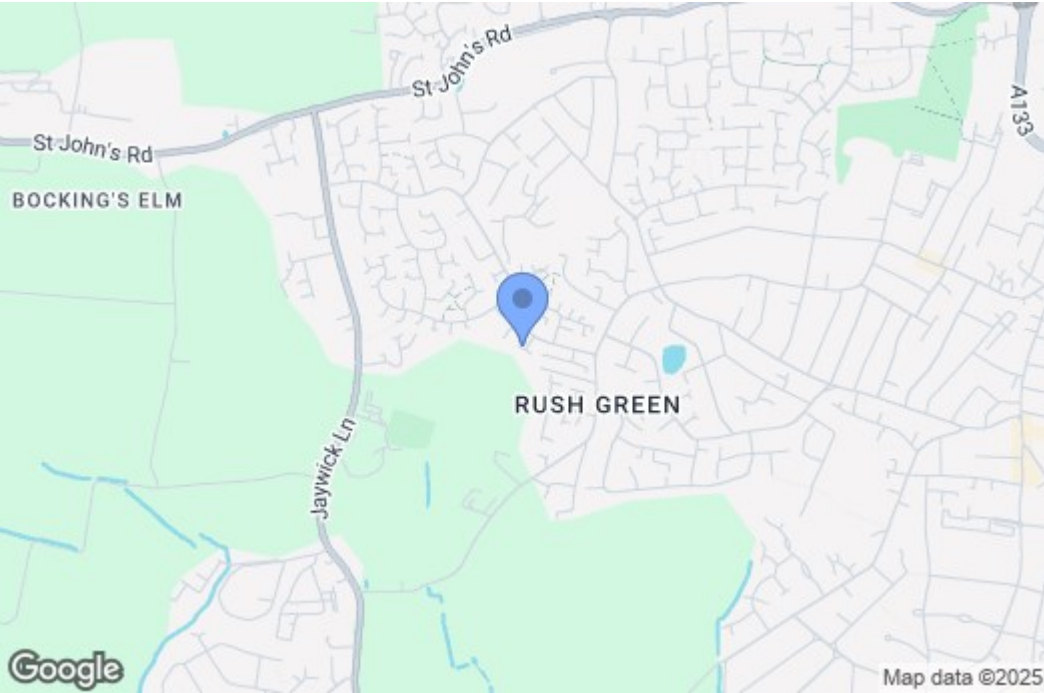
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

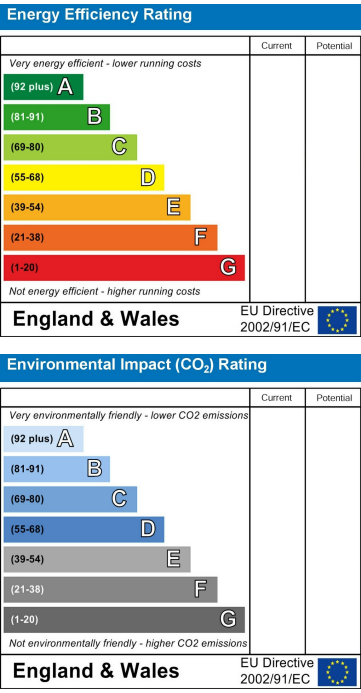
Council Tax Band: D
Heating: Gas
Services: All Mains
Broadband: Superfast
Mobile Coverage: Vodafone, O2 - Likely. EE,
Three - Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: East



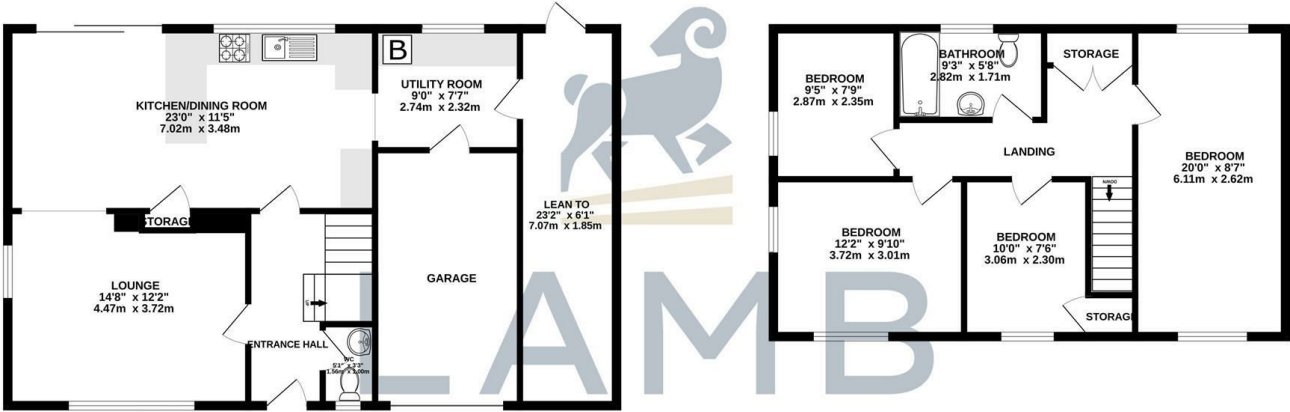
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 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.

Made with Metropix ©2025

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.