



LAMB & CO

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



THE MEADOWS, LITTLE CLACTON, CO16 9SE

PRICE £495,000

Welcome to 'The Meadows', a peaceful mews development of just seven properties. This high specification detached bungalow offers spacious, light and airy accommodation throughout with luxury detail present behind each door. Additional benefits include; field views, two en-suites, detached garage with electric door and ample off-road parking.

- Three Bedrooms
- Field Views
- Garage & Parking
- Ready to Move In
- NEFF Appliances
- Two En-Suites
- Quiet Mews Position
- EPC B
- Utility Room

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

BEDROOM THREE

14'5 x 10'0 (4.39m x 3.05m)

BEDROOM TWO

15'0 10'0 (4.57m 3.05m)

EN SUITE

10'0 x 3'11 (3.05m x 1.19m)

BATHROOM

10'0 x 6'6 (3.05m x 1.98m)

LOUNGE/DINER

15'0 x 14'4 (4.57m x 4.37m)

KITCHEN

16'0 x 10'0 (4.88m x 3.05m)

UTILITY

10'3 x 9'1 (3.12m x 2.77m)

BEDROOM ONE

20'5 x 10'3 (6.22m x 3.12m)

EN SUITE

6'3 x 6'0 (1.91m x 1.83m)

OUTSIDE

FRONT

GARAGE

OUTSIDE REAR

VIEW

Additional Information

Council Tax Band: Awaiting rating (estimated Band E)

Heating: Underfloor heating, gas fired

Services: Mains gas, electric, water & drainage

Broadband: Ultrafast fibre available (up to 1,800 mbps)

Mobile Coverage: EE, Vodafone - Limited | O2 - Likely | Three - None

Construction: Cavity wall under pitched and tiled roof

Restrictions: None

Rights & Easements: None

Flood Risk: Rivers & Sea - Very Low | Surface Water - Very Low

Additional Charges: Estate charge - Approx. £150 PA

Seller's Position: No Onward Chain

Garden Facing: North

Agents Note Sales

PLEASE NOTE -

1) 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.

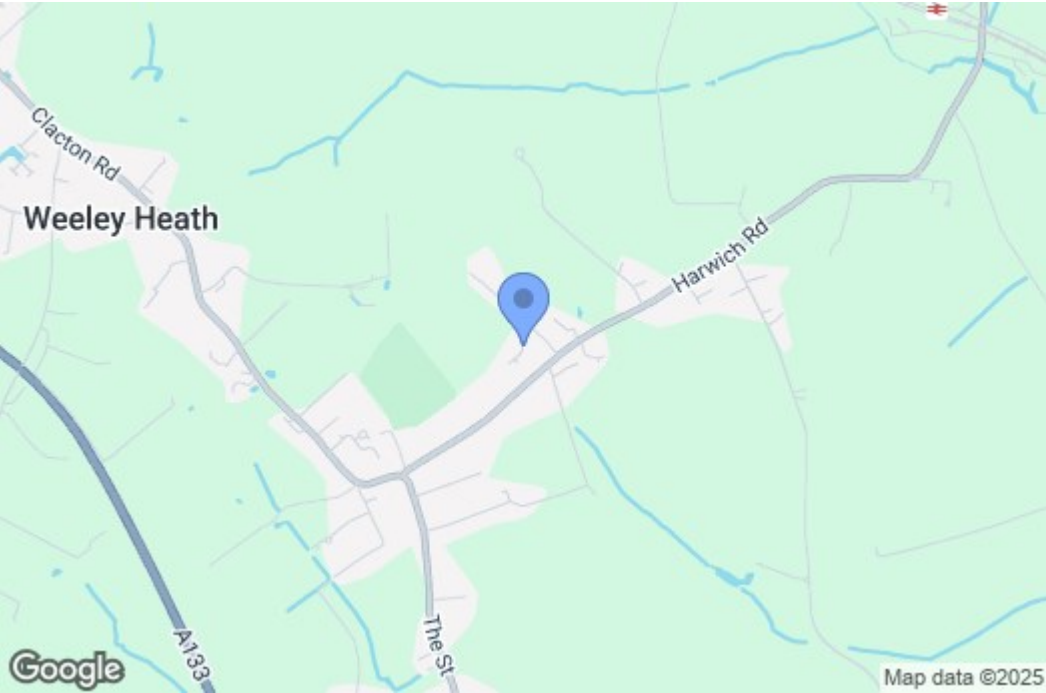
2) Some images have been virtually staged for representation only.

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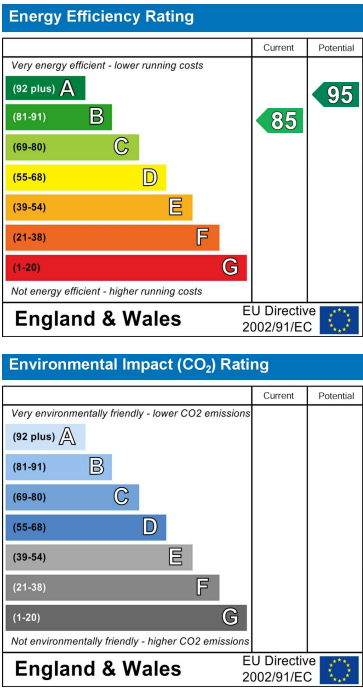
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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

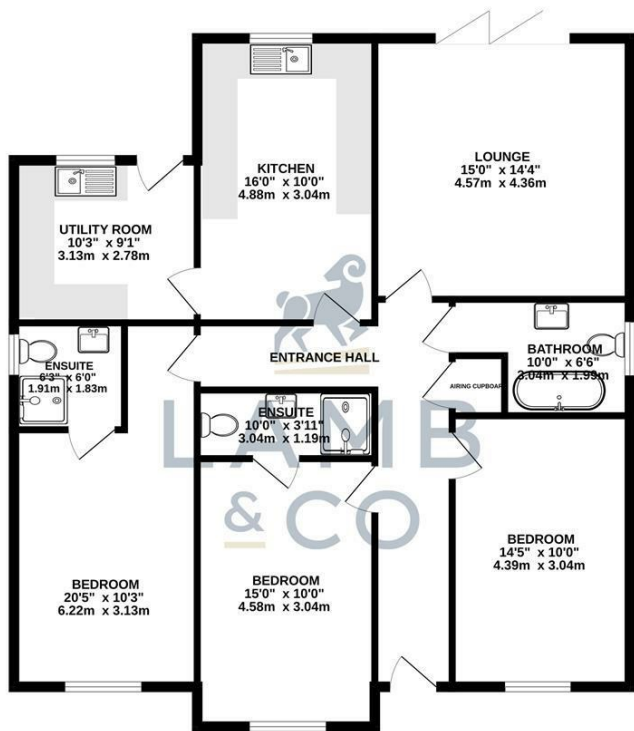


EPC Graphs



Floorplan

GROUND FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. 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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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.