LAMB & CO

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Inspired by property, driven by passion.

THE STREET, LITTLE CLACTON, CO16 9LJ

GUIDE PRICE £290,000

Guide Price £290,000 - £300,000. Situated in the sought-after village of Little Clacton, this well-presented three bedroom semi-detached house offers spacious and versatile accommodation ideal for families and first-time buyers alike. The ground floor features a bright and comfortable living room, a separate dining room perfect for entertaining, and a well-appointed kitchen complemented by a practical utility room providing additional storage and workspace.

- Three Bedrooms
- 85ft Rear Garden
- Gas C/H via Combi Boiler
- Kitchen/Breakfast Room
- Well Presented
- Field Views
- Utility Room
- EPC - C

DRAFT DETAILS - NOT YET APPROVED BY THE VENDOR

The Accommodation comprises with Approximate Room Sizes:-

ENTRANCE PORCH

LOUNGE

12'2" x 11'0" (3.71 x 3.35)

DINING ROOM

10'4 x 10 (3.15m x 3.05m)

BATHROOM

7'1 x 5'1 (2.16m x 1.55m)

UTLITY ROOM

7'1" x 5'1" (2.16m x 1.55m)

KITCHEN/DINER

18'3 x 17'3 (5.56m x 5.26m)

BEDROOM ONE

12'10 x 10'11 (3.91m x 3.33m)

BEDROOM TWO

10'1" x 9'2" (3.07 x 2.79)

BEDROOM THREE

8'8 x 14'3 (2.64m x 4.34m)

ENSUITE

8'8 x 5'2 (2.64m x 1.57m)

OUTSIDE - FRONT

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

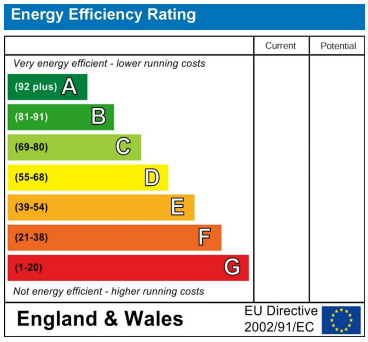
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

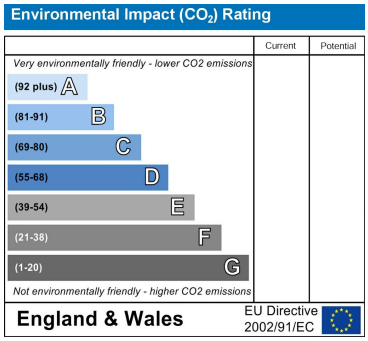
Material Information

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

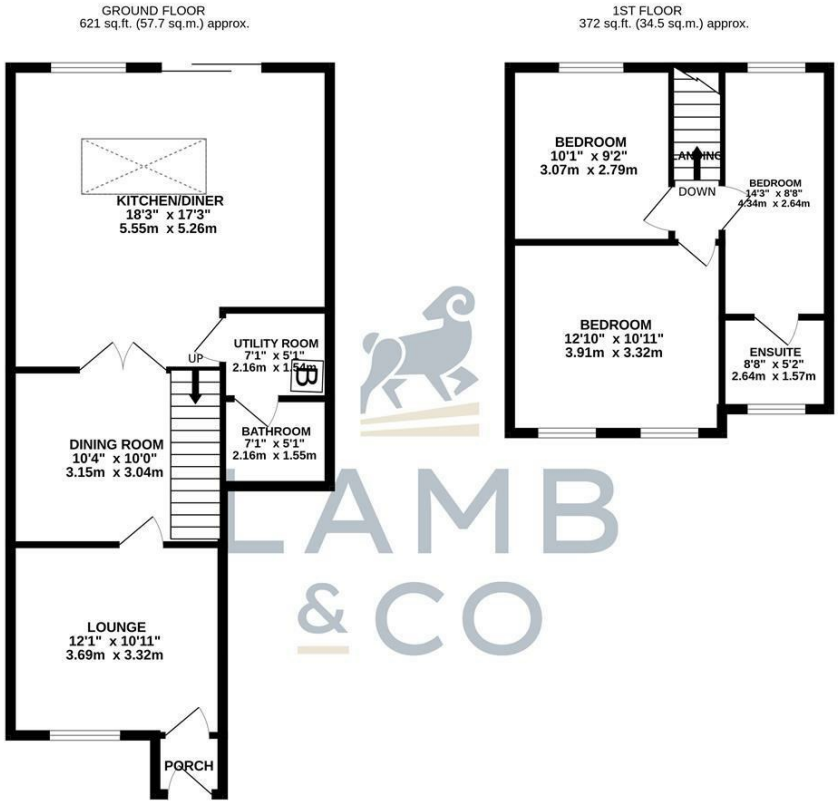
Map

EPC Graphs





Floorplan



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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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