LAMB & CO

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Inspired by property, driven by passion.

LEAS ROAD, CLACTON-ON-SEA, CO15 1DT

OFFERS IN EXCESS OF £350,000

Situated in the highly sought-after Royals area of Clacton-on-Sea, this spacious four-bedroom semi-detached family home offers generous and versatile accommodation, ideal for modern family living. The property benefits from a substantial rear garden, providing the perfect space for outdoor entertaining, children to play, or future landscaping opportunities. Conveniently located within easy reach of the seafront, town centre, schools and local amenities, this is an excellent opportunity to acquire a well-proportioned home in one of Clacton's most desirable residential locations.

- Four Bedrooms
- Lounge/Diner
- Integral Garage & Off Road parking
- 90' South Facing Garden
- Royals Location
- EPC C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

8'00" 5'00" (2.44m 1.52m)

ENTRANCE HALL

LOUNGE/DINING ROOM

21'00" 12'4" (6.40m 3.76m)

KITCHEN

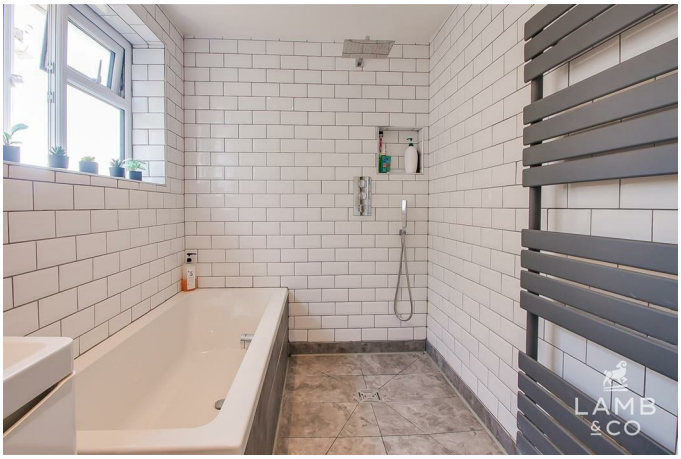
12'6" 11'5" (3.81m 3.48m)

BEDROOM THREE

10'5" 8'3" (3.18m 2.51m)

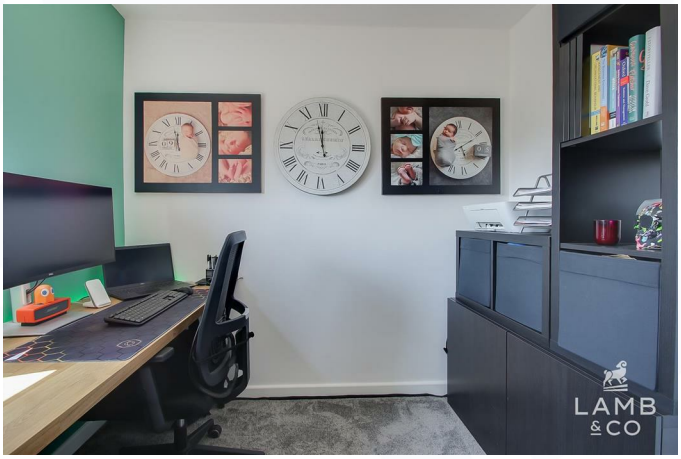
BATHROOM

11'7" 6'00" (3.53m 1.83m)



BEDROOM FOUR

8'7" 8'00" (2.62m 2.44m)



BEDROOM TWO

12'00" 9'2" (3.66m 2.79m)

BEDROOM ONE

14'00" 12'4" (4.27m 3.76m)

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

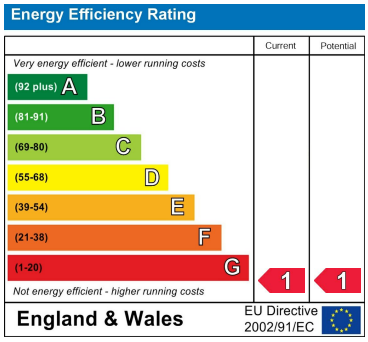
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

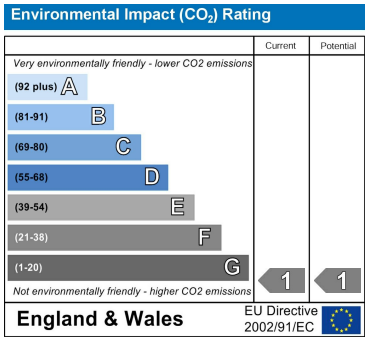
Material Information

Council Tax Band: C
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: South
Non-Standard Features to note: No

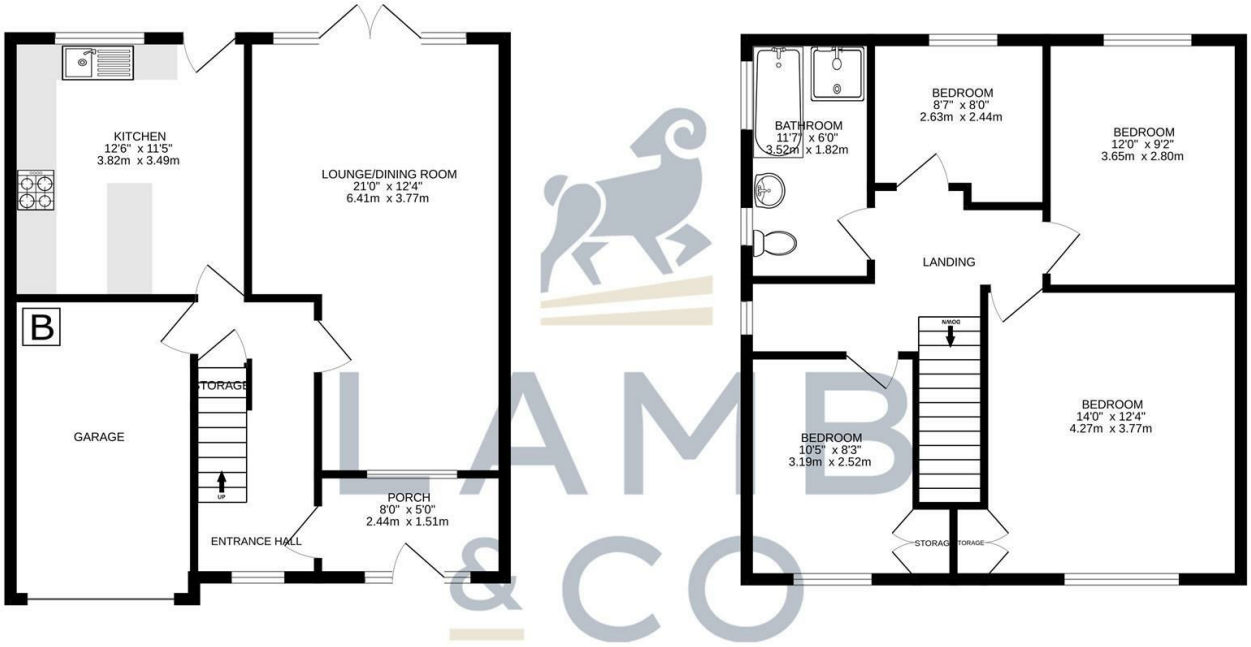
Map

EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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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