



LAMB & CO

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HYACINTH CLOSE, CLACTON-ON-SEA, CO16 7DG

PRICE GUIDE £300,000

"GUIDE PRICE £300,000-£325,000". Situated in Hyacinth Close, this well-presented three bedroom detached house offers spacious accommodation. The property features a welcoming lounge that flows seamlessly into a bright and airy conservatory, creating an excellent space for relaxing. At the heart of the home is a stylish open-plan kitchen/dining room, providing a sociable layout with ample space for family meals and entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom, while outside the property benefits from an attractive garden and off-road parking.

- Three Bedroom Detached House
- Conservatory
- Off Road Parking
- Internal Garage
- Recommended Viewing
- EPC-E



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OUTSIDE FRONT



LOUNGE

16'4" x 9'7" (4.98m x 2.92m)



KITCHEN/DINER

16'7" x 11'2" (5.05m x 3.40m)



CONSERVATORY

9'5" x 7'4" (2.87m x 2.24m)



UTILITY ROOM

7'9" x 4'7" (2.36m x 1.40m)

LANDING



BEDROOM ONE

14'3" x 9'4" (4.34m x 2.84m)



BATHROOM

7'x5'6" (2.13m x 1.68m)



BEDROOM TWO

9'8" x 8'4" (2.95m x 2.54m)



OUTSIDE REAR



BEDROOM THREE

7'5" x 7'4" (2.26m x 2.24m)



Agents Note Sales

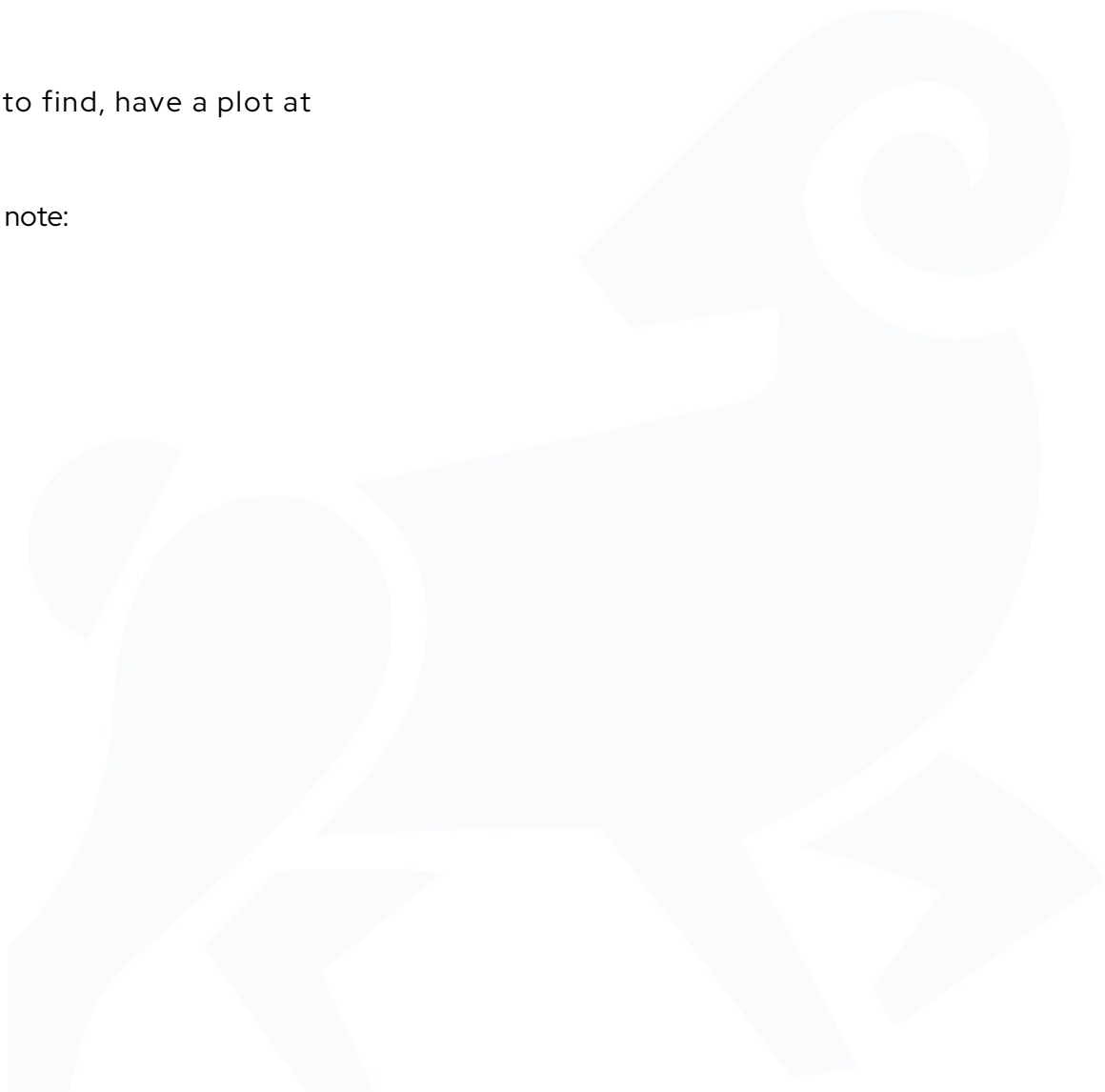
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

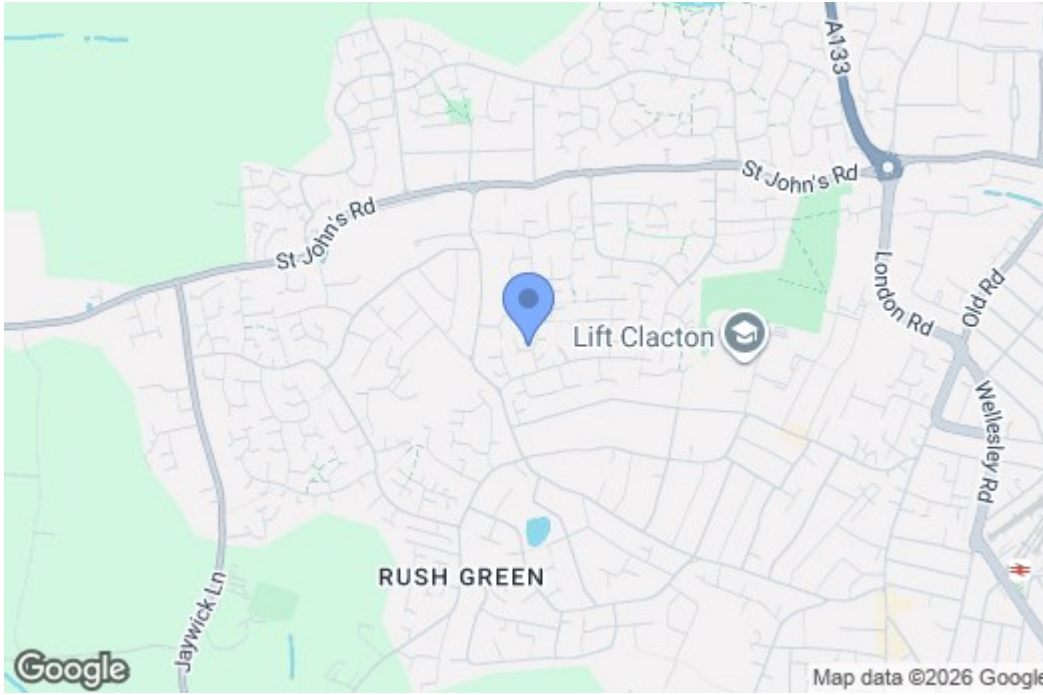
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

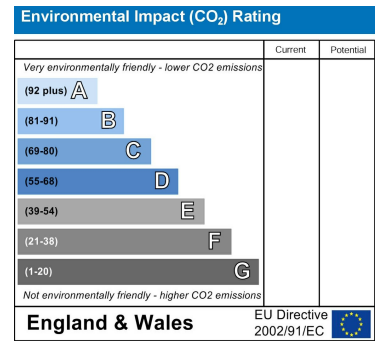
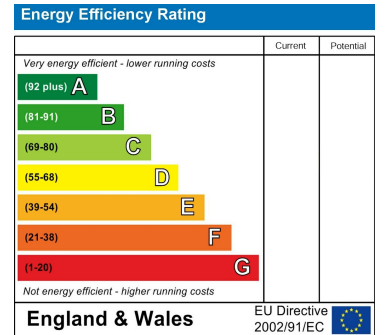
Council Tax Band: E
Heating: Gas Central
Services: Mains
Mains electricity -YES
Mains gas -YES
Mains water - YES
Mains drainage -YES
Other -
Broadband:
Mobile Coverage:
O2 -72%
EE -82%
Three -76%
Vodafone -76%
Construction: Conventional
Restrictions: N/A
Rights & Easements:
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: N/A
Seller's Position: Need to find, have a plot at
Parkgate.
Garden Facing: North
Non-Standard Features to note:



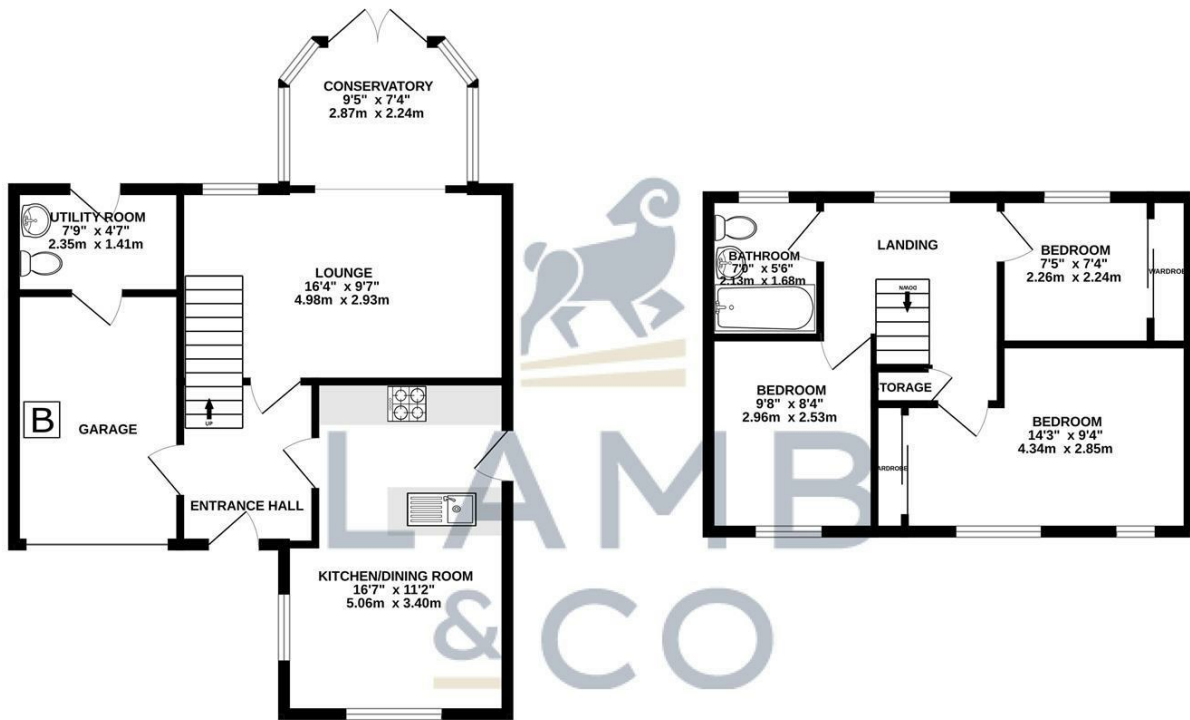
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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