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CHURCH LANE, CLACTON-ON-SEA, CO16 0AZ

GUIDE PRICE £525,000

**** GUIDE PRICE £525,000 - £550,000 **** A charming three-bedroom home in the sought-after village of Beaumont, blending character features with practical family living. This beautifully presented property offers a warm and inviting atmosphere throughout, featuring a cosy log burner at the heart of the living space, perfect for relaxing evenings.

The accommodation includes three well-proportioned bedrooms, a spacious kitchen, and the added convenience of a separate utility room. Outside, the south-facing garden enjoys plenty of natural sunlight and provides an ideal space for entertaining, gardening, or family enjoyment.

Full of charm and character, this delightful home offers the perfect balance of traditional appeal and modern comfort in a desirable village setting.

- Three Bedrooms
- Village Location
- Garage
- Corner Plot
- Character Features
- EPC E

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH



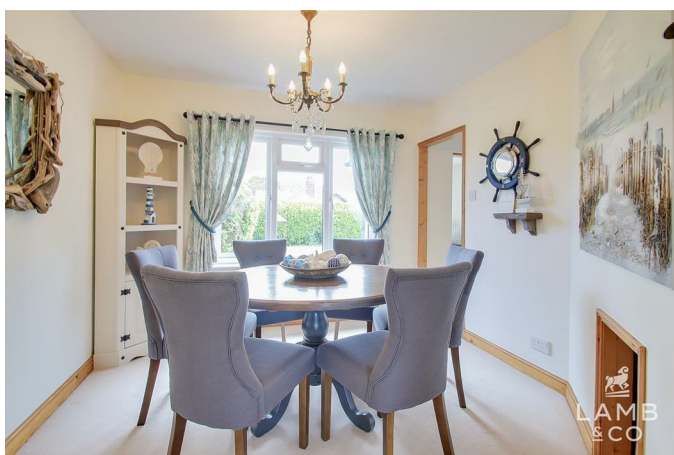
LOUNGE

20'0" x 16'2" (6.10m x 4.93m)



DINING ROOM

10'5" x 10'0" (3.18m x 3.05m)



CONSERVATORY

12'3" x 11'4" (3.73m x 3.45m)



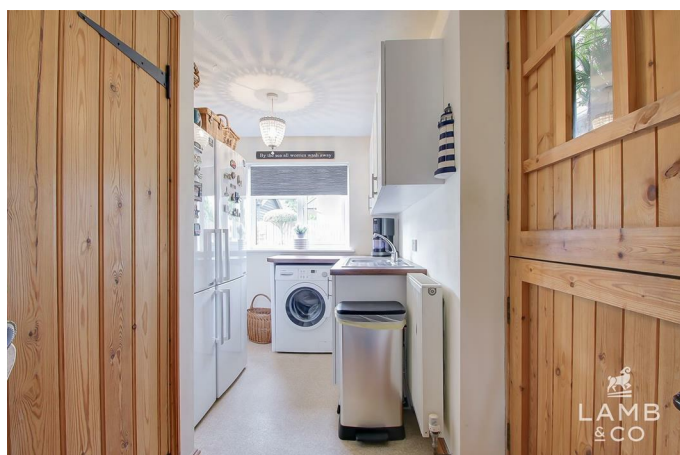
KITCHEN

15'8" x 9'6" (4.78m x 2.90m)



UTILITY ROOM

11'4" x 7'0" (3.45m x 2.13m)



OFFICE

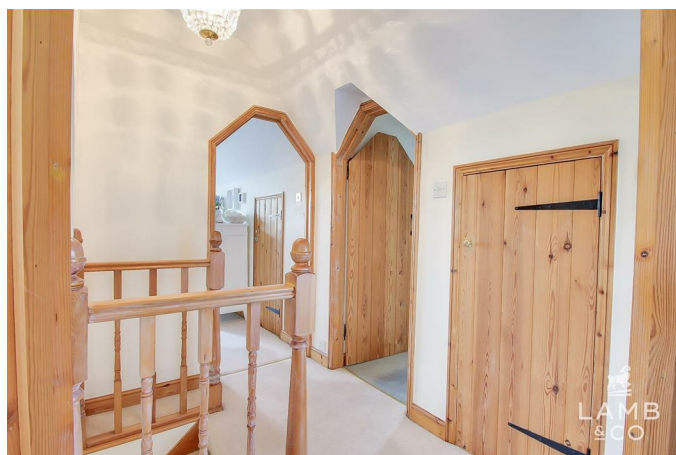
7'2" x 6'0" (2.18m x 1.83m)



W/C



LANDING



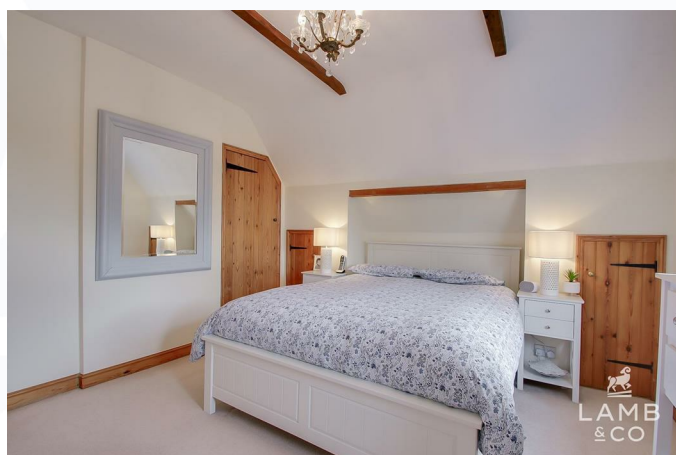
BEDROOM THREE

10'8" x 8'9" (3.25m x 2.67m)



BEDROOM TWO

11'7" x 11'6" (3.53m x 3.51m)



BEDROOM ONE

14'1" x 13'5" (4.29m x 4.09m)



OUTBUILDING OFFICE

12'5" x 12'5" (3.78m x 3.78m)



ENSUITE

7'9" x 3'0" (2.36m x 0.91m)



GARAGE

25'6" x 19'0" (7.77m x 5.79m)

OUTSIDE FRONT



BATHROOM

6'0" x 5'4" (1.83m x 1.63m)



OUTSIDE REAR



Treatment Plant

Flood Risk:

Surface water - Very low.

Rivers and sea - Very low.

Additional Charges: N/A

Seller's Position: Need to find

Garden Facing: South

AERIAL VIEW

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.

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.

Material Information

Council Tax Band: D

Heating: Oil

Secondary Heating: Room heaters, dual fuel (mineral and wood)

Services: Mains water & electric.

Sewage: Water treatment plant (shared with neighboring property)

Broadband: Ultrafast

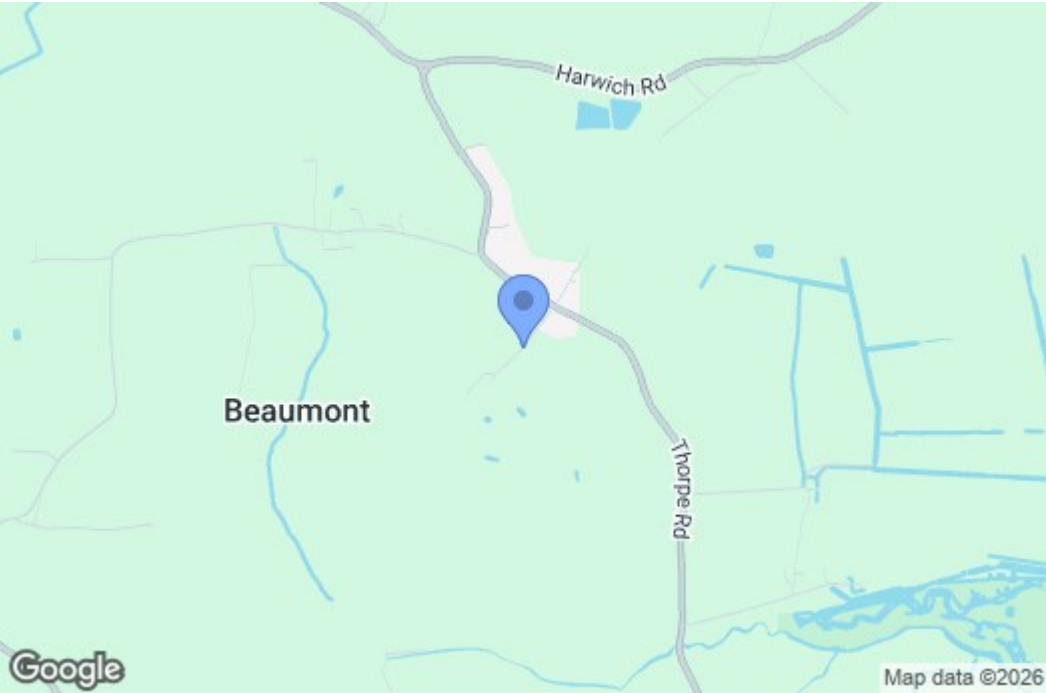
Mobile Coverage: O2, EE, Three & Vodafone

Construction: Part timber, part conventional

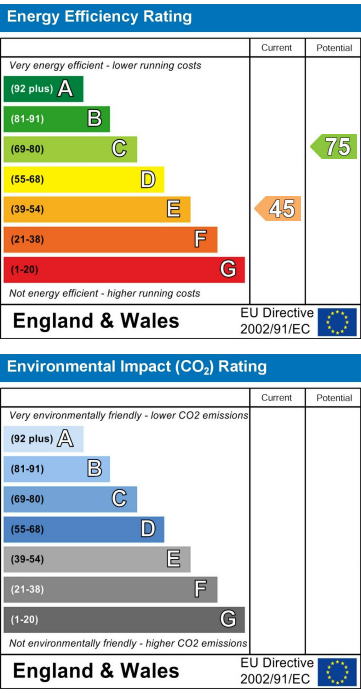
Restrictions: N/A

Rights & Easements: Right of way to access Water

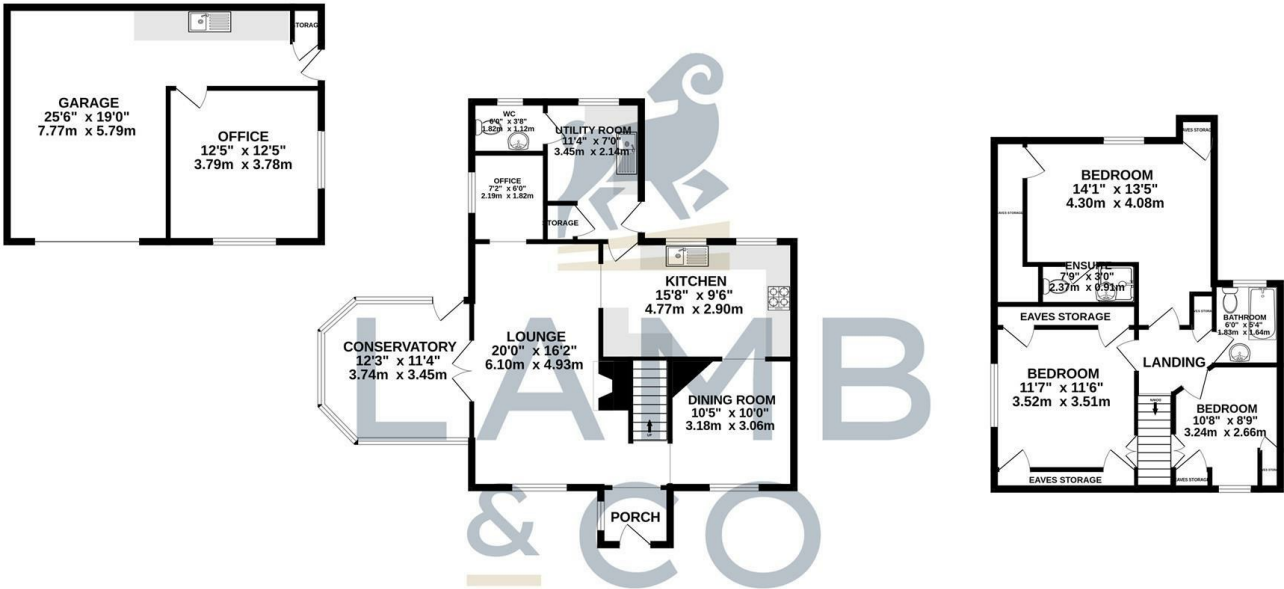
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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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