



LAMB & CO

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Inspired by property, driven by passion.



RUSH GREEN ROAD, CLACTON-ON-SEA, CO16 7AD

GUIDE PRICE £340,000

Guide Price £340,000 - £350,000. This spacious four-bedroom detached home is ideal for families, offering generous living spaces and modern comforts. The property features a large, well-lit living room, a contemporary kitchen with ample storage and dining space, and four good-sized bedrooms, including a master with an en-suite. The home also boasts a private garden, perfect for outdoor activities, and a driveway with off-road parking. Conveniently situated near local schools, shops, and transport links, this house offers a great combination of space and location.

- Four Bedrooms
- Garage & Off Road Parking
- Conservatory
- Outbuilding
- Sitting Room
- EPC - D

ENTRANCE HALL

SITTING ROOM

13'8" 12'00" (4.17m 3.66m)



LOUNGE/DINER

20'00" 12'00" (6.10m 3.66m)



KITCHEN/BREAKFAST ROOM

16'00" 15'8" (4.88m 4.78m)



UTILITY ROOM

5'4" 5'9" (1.63m 1.75m)



BATHROOM

7'10" 6'00" (2.39m 1.83m)

CONSERVATORY

11'6" 11'4" (3.51m 3.45m)



BEDROOM ONE

13'00" 12'00" (3.96m 3.66m)



BATHROOM

9'00" 9'00" (2.74m 2.74m)



DRESSING ROOM

6'8" 6'5" (2.03m 1.96m)

EN SUITE

6'1" 6'00" (1.85m 1.83m)

BEDROOM TWO

13'2" 12'00" (4.01m 3.66m)



BEDROOM THREE

11'5" 9'11" (3.48m 3.04m)



BEDROOM FOUR

8'8" 7'00" (2.64m 2.13m)



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.

OUTSIDE



Additional Info

Council Tax Band: E

Heating: Gas

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast

Mobile Coverage: O2 Likely. EE, Three, Vodafone - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low Risk

Additional Charges: No

Seller's Position: Need To Find

Garden Facing: East

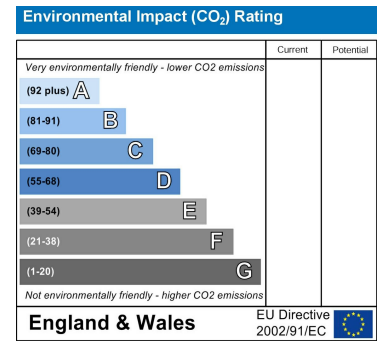
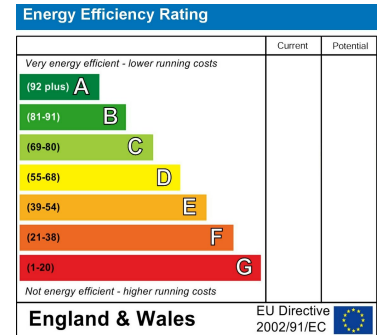
OUTSIDE REAR



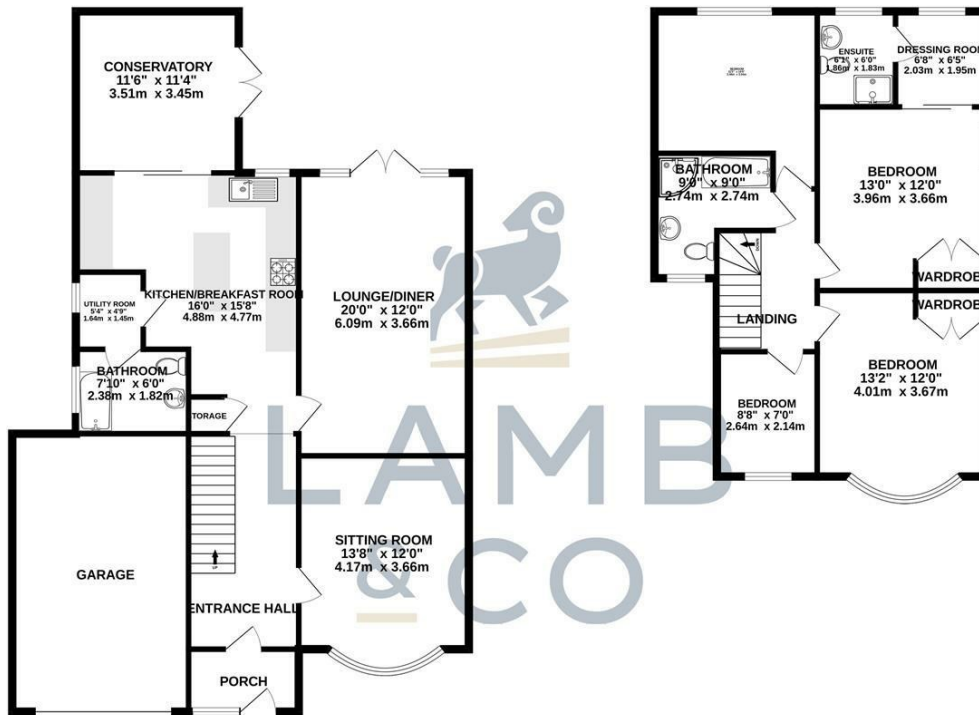
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1952 sq.ft. (181.4 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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