



LAMB & CO

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Inspired by property, driven by passion.



THORPE ROAD, CLACTON-ON-SEA, CO16 9AR

PRICE £495,000

A picturesque family home set within the gentle folds of the Tendring countryside. With open views to the front and rear, the setting feels calm and unspoilt, framing everyday life with open skies and changing seasons. Inside, the home is warm and welcoming, with cosy log burners in both the kitchen/dining room and the living room, and spaces designed for family connection. The popular Bicycle Bar & Restaurant sits just a short stroll away, adding a touch of indulgence to the area.

- Four Bedrooms
- Dining Room
- Beautifully Presented

- Tendring
- Oil Heating
- Generous Plot

- Field Views
- EPC - TBC

ENTRANCE HALL

OFFICE

9'00" 7'8" (2.74m 2.34m)



LOUNGE

13'8" 13'00" (4.17m 3.96m)



KITCHEN

19'00" 10'00" (5.79m 3.05m)



DINING ROOM

15'00" 9'00" (4.57m 2.74m)



BEDROOM THREE

12'00" 10'00" (3.66m 3.05m)



BEDROOM ONE

13'00" 12'9" (3.96m 3.89m)



BEDROOM FOUR

9'00" 8'00" (2.74m 2.44m)



BEDROOM TWO

17'4" 7'3" (5.28m 2.21m)



BATHROOM

8'2" 7'2" (2.49m 2.18m)



SHOWER ROOM

8'7" 7'4" (2.62m 2.24m)



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: Oil

Services: Mains Electric

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

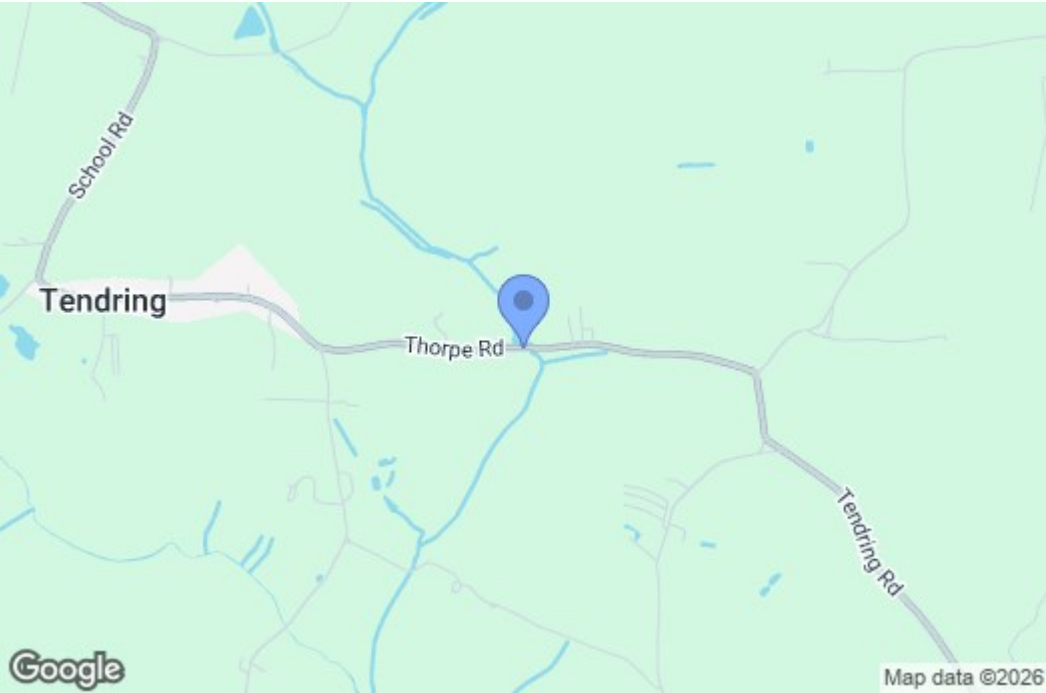
Additional Charges: No

Seller's Position: Needs To Find

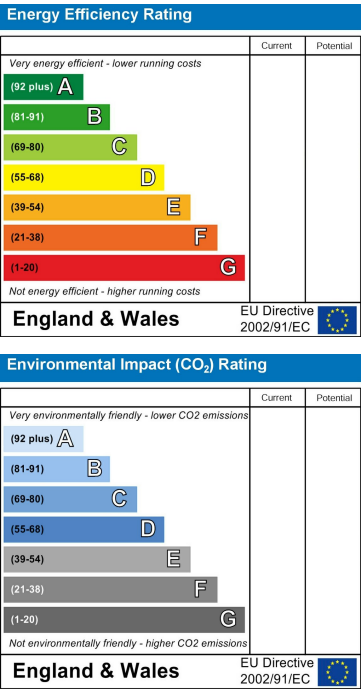
Garden Facing: North



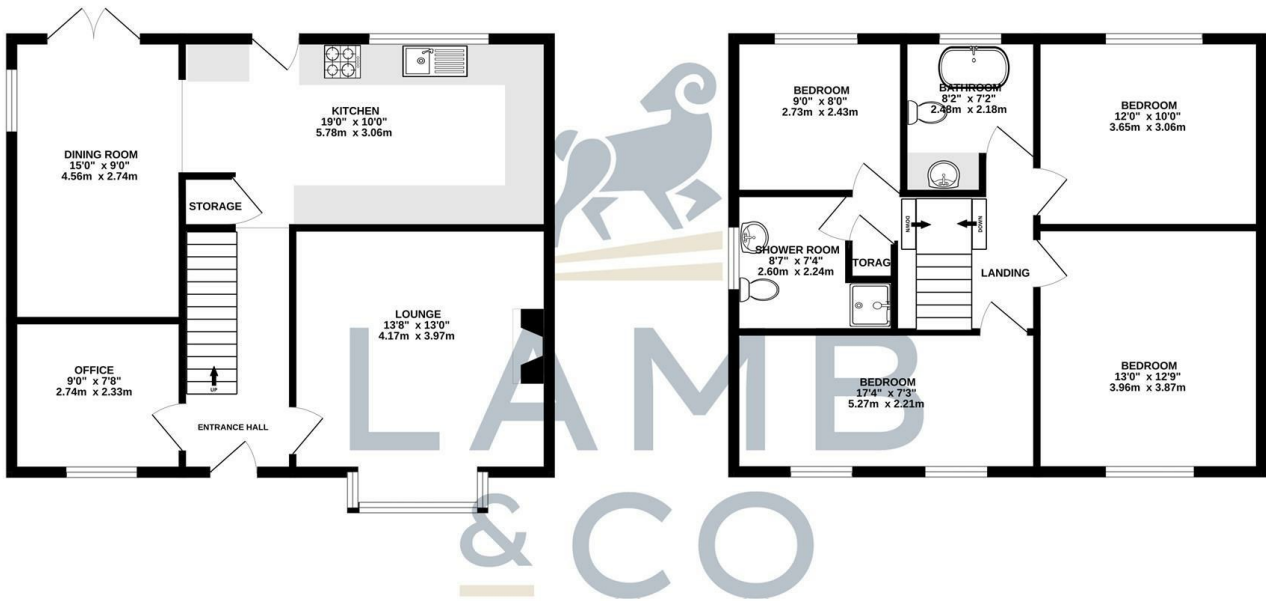
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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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