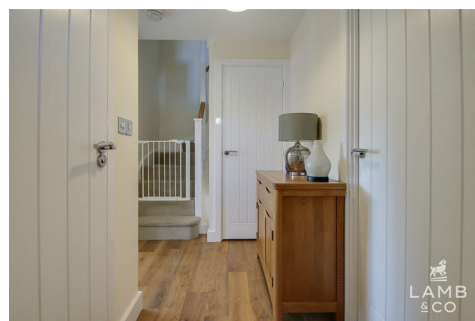




LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



LEGERTON DRIVE, CLACTON-ON-SEA, CO16 8BW

PRICE £325,000

This well-presented four-bedroom link-detached home offers spacious and versatile family living. Featuring a modern kitchen, generous living area, and a principal bedroom with an en-suite, the property is designed for both comfort and practicality. Outside, the home benefits from a private garden and a convenient car port, providing off-road parking in a desirable residential location.

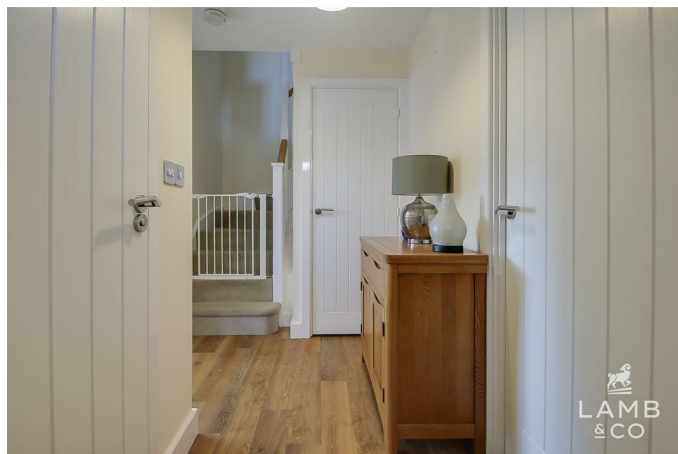
- Four Bedrooms
- Well Presented Throughout
- Ensuite To Master
- W/C
- Carport
- EPC TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



W/C

5'10" x 3'0" (1.78m x 0.91m)



LOUNGE

15'3" x 10'9" (4.65m x 3.28m)



KITCHEN/DINING ROOM

15'3" x 9'0" (4.65m x 2.74m)



LANDING



BEDROOM ONE

18'0" x 9'9" (5.49m x 2.97m)



BATHROOM

6'5" x 6'4" (1.96m x 1.93m)



BEDROOM TWO

9'2" x 9'0" (2.79m x 2.74m)



BEDROOM FOUR

10'7" x 5'9" (3.23m x 1.75m)



ENSUITE

9'0" x 6'0" (2.74m x 1.83m)



BEDROOM THREE

9'2" x 7'6" (2.79m x 2.29m)



OUTSIDE FRONT



OUTSIDE REAR



Council Tax Band: C
Heating: GCH
Services: Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast
Mobile Coverage:
O2 - 72%
EE - 82%
Three - 76%
Vodafone - 76%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very low
Surface Water - Very low
Additional Charges: N/A
Seller's Position: Need to find
Garden Facing: East
Non-Standard Features to note: N/A

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

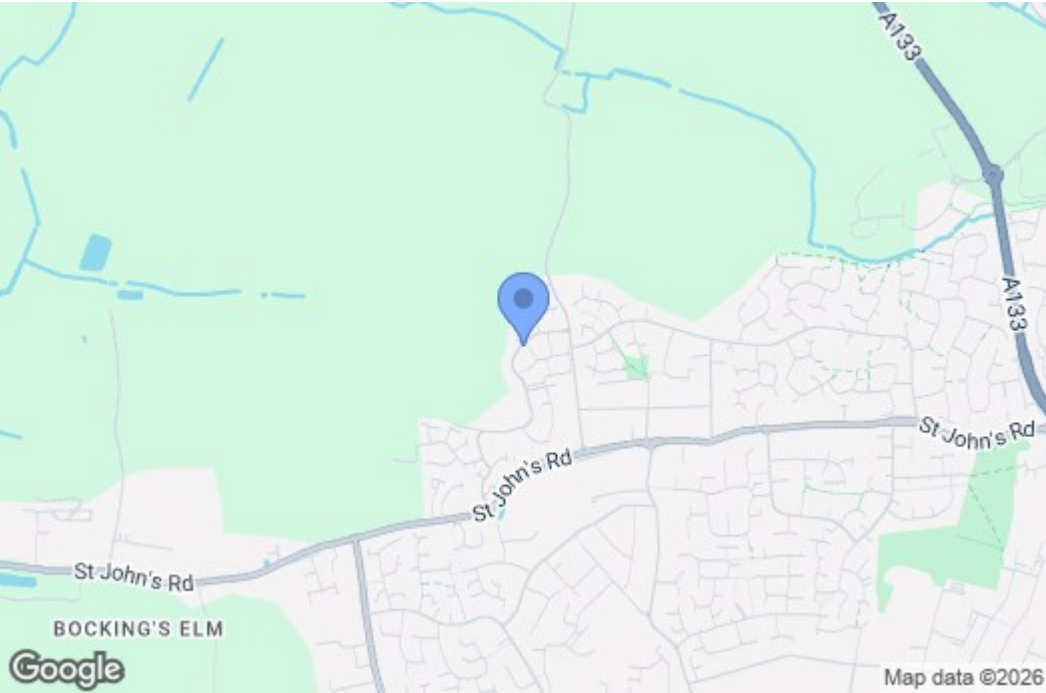
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

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

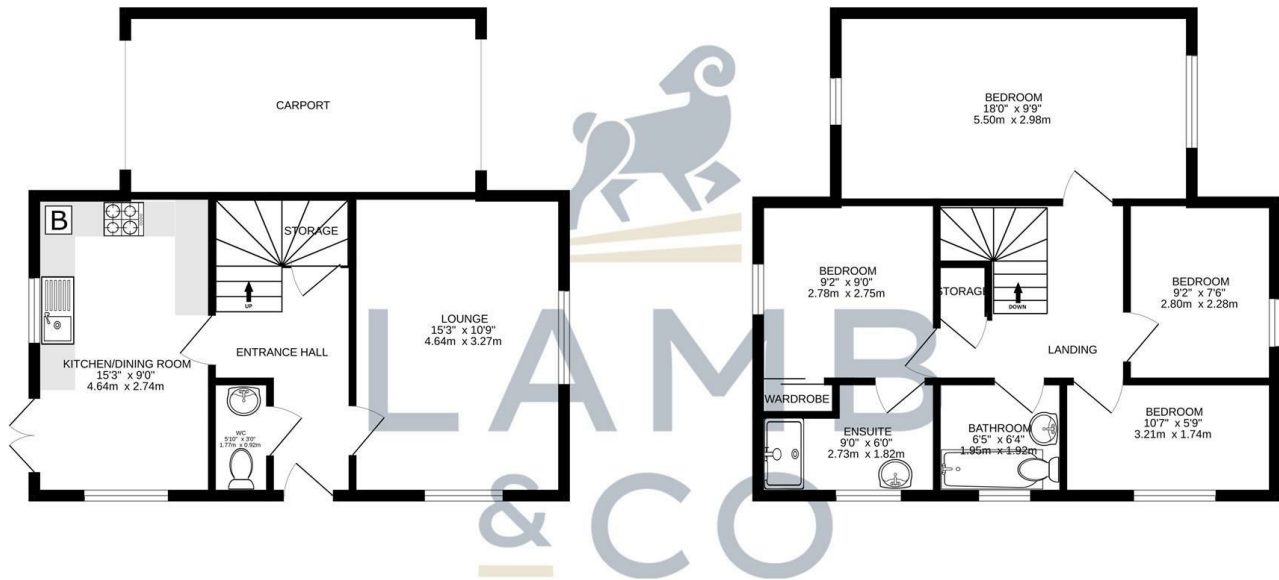
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.