



LAMB & CO

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HOLLAND ROAD, CLACTON-ON-SEA, CO15 6NL

GUIDE PRICE £340,000

Guide Price £340,000 - £360,000. A spacious three-bedroom detached house for sale in the desirable area of East Clacton. This well-located property offers a bright and airy living space, including a generous lounge, a separate dining room, and a fitted kitchen.

The three bedrooms are well-proportioned, ideal for family living or those seeking additional space. The property also features a private rear garden, off-road parking. Situated close to local amenities, schools, and transport links, this home combines comfort and convenience in a sought-after location.

- Three Bedrooms
- Off-Road Parking
- Conservatory
- Roof Terrace
- Utility Room
- EPC - F



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ENTRANCE HALL

LOUNGE

24'00" 12'5" (7.32m 3.78m)



KITCHEN/BREAKFAST ROOM

14'1" 12'9" (4.29m 3.89m)



UTILITY ROOM

10'6" 7'8" (3.20m 2.34m)



W.C

2'7" 7'0" (0.81 2.14)

DINING ROOM

11'2" 9'10" (3.40m 3.00m)



CONSERVATORY

11'10" 11'62 (3.61m 3.35m)



BEDROOM ONE

14'5" 12'7" (4.39m 3.84m)



BATHROOM

8'5" 8'4" (2.57m 2.54m)



BEDROOM THREE

10'9" 8'1" (3.28m 2.46m)



BEDROOM TWO

11'10" 10'10" (3.61m 3.30m)



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.

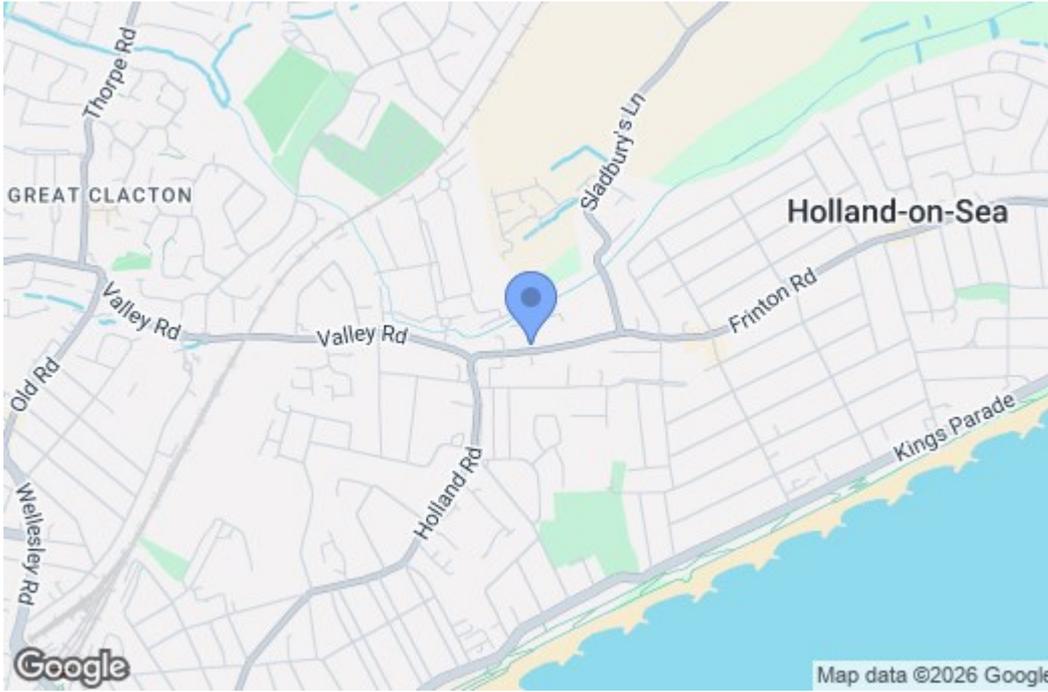
AML

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.

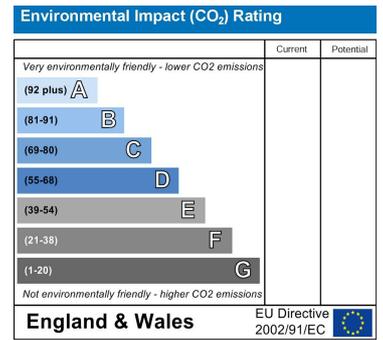
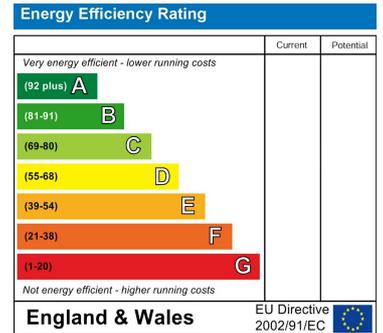
Additional Info

Council Tax Band: D
Heating: Gas
Services: Electricity, Gas & Water
Broadband: Ultrafast
Mobile Coverage: EE, Three - Limited. Vodafone, O2 - Likely
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: North

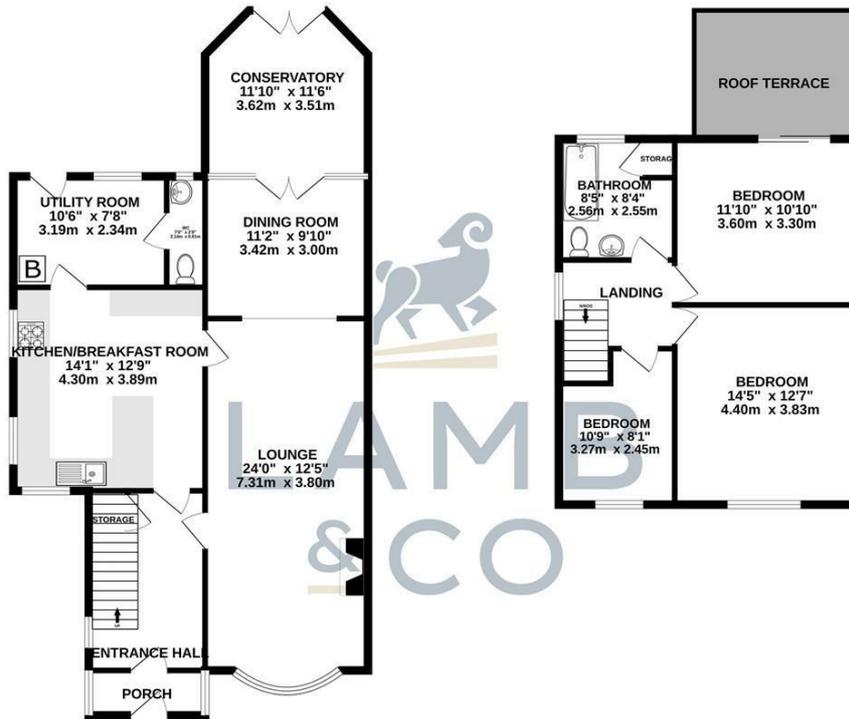
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1442 sq ft (134.0 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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