



LAMB & CO

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## CROME ROAD, CLACTON-ON-SEA, CO16 8YG

PRICE £350,000

A well-presented three-bedroom family home situated on the popular Cann Hall development, offering well-balanced accommodation throughout. Features include two reception rooms, a conservatory, ground floor WC, garage and off-road parking. Offering spacious and versatile accommodation ideal for modern family living.

- Three Bedrooms
- WC
- Garage & Off-Road Parking
- Conservatory
- Two Reception Rooms
- EPC-TBC



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## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALLWAY



## WC

5'8 x 3'6 (1.73m x 1.07m)



## LOUNGE

16'0 x 13'0 (4.88m x 3.96m)



## KITCHEN

10'2 x 9'9 (3.10m x 2.97m)



## CONSERVATORY

22'3 x 10'4 (6.78m x 3.15m)



## PLAY ROOM

13'0 x 7'0 (3.96m x 2.13m)



## FIRST FLOOR

### BATHROOM

8'9 x 6'0 (2.67m x 1.83m)



## BEDROOM ONE

12'0 x 9'5 (3.66m x 2.87m)



## BEDROOM THREE

12'0 x 8'8 (3.66m x 2.64m)



## BEDROOM TWO

14'3 x 10'0 (4.34m x 3.05m)



## OUTSIDE

### OUTSIDE REAR



### Material Information

Council Tax Band: D

Heating: Gas Central Heating

Services: Mains

Broadband: Ultrafast

Mobile Coverage: EE-81%, Three-73%, Vodafone-76% & O2-72%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: very low - Rivers & sea- very low

Additional Charges: N/A

Seller's Position: Found

Garden Facing: East

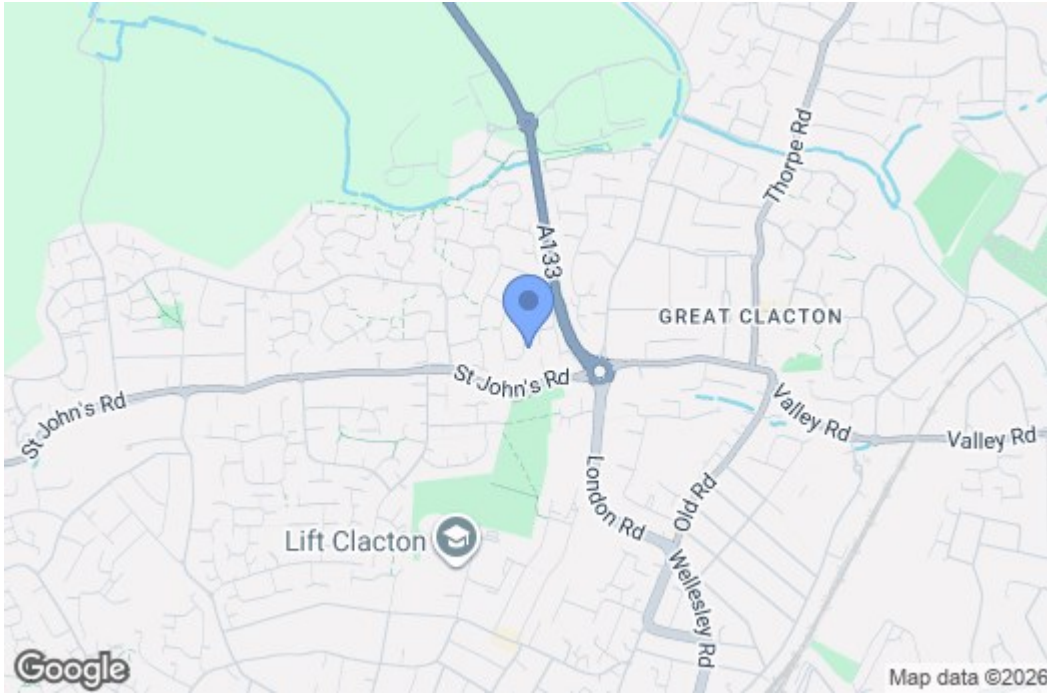
### Agents Note Sales

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.

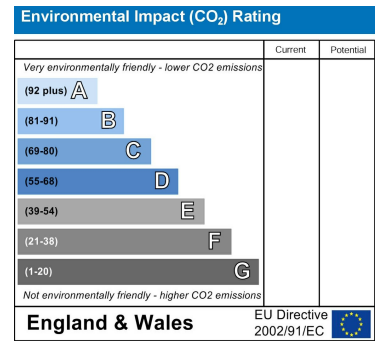
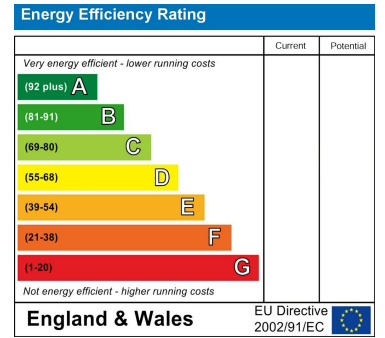
### AML

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.

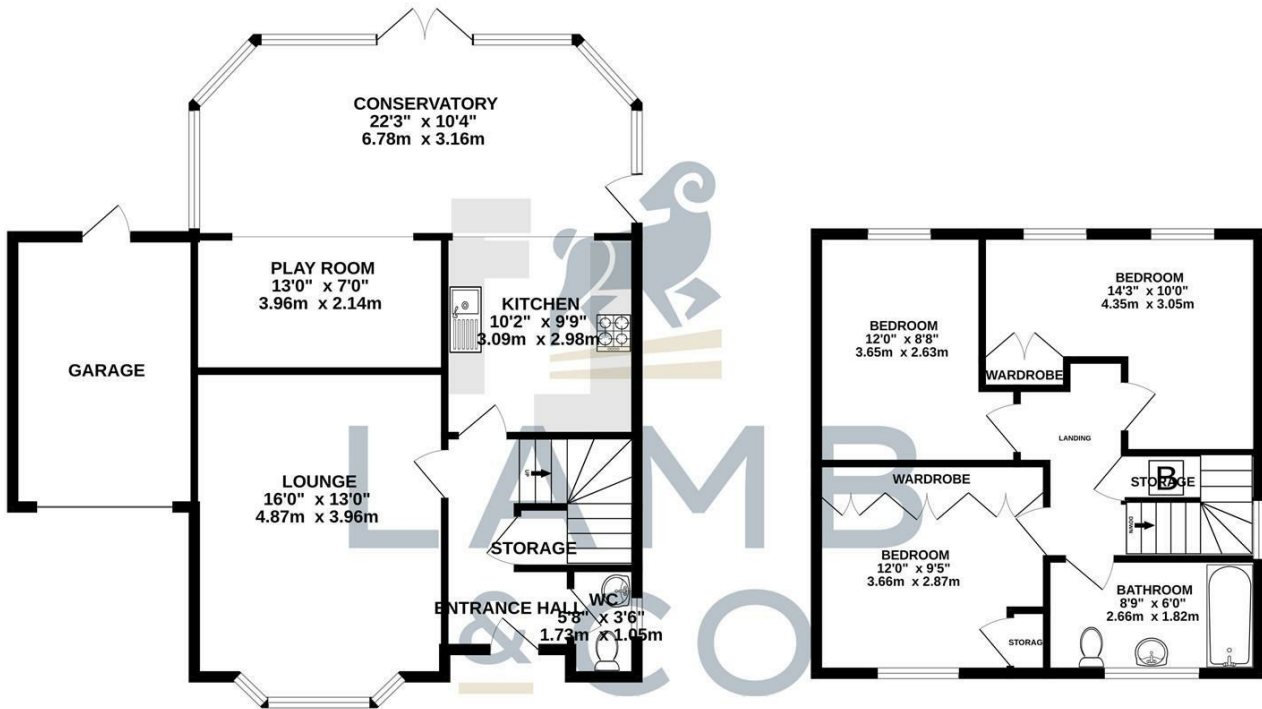
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1420 sq.ft. (132.0 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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