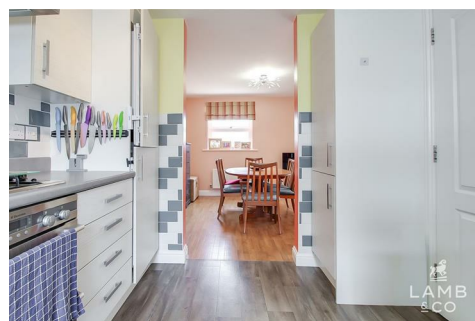




LAMB & CO

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Inspired by property, driven by passion.



TURNER CLOSE, CLACTON-ON-SEA, CO16 8FY

GUIDE PRICE £350,000

Guide Price £350,000 - £360,000. This spacious four-bedroom link detached family home is ideally situated in the popular coastal town of Clacton-on-Sea. Offering generous and versatile living accommodation throughout, the property features a bright lounge, a modern fitted kitchen, separate dining area, and well-proportioned bedrooms.

- Four Bedrooms
- Two En Suites
- Garage & Off Road Parking
- Lounge/Dining Room
- EPC - C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

W.C

5'00" 3'5" (1.52m 1.04m)

KITCHEN

11'00" 8'4" (3.35m 2.54m)



LOUNGE/DINING ROOM

22'5"12'4" (6.83m3.76m)



UTILITY ROOM

8'00" 7'7" (2.44m 2.31m)

BEDROOM ONE

14'4" 11'00" (4.37m 3.35m)

DRESSING ROOM

8'00" 7'3" (2.44m 2.21m)



EN SUITE

9'9" 7'00" (2.97m 2.13m)



BEDROOM TWO

16'2" 12'00" (4.93m 3.66m)

BATHROOM

6'5" 5'00" (1.96m 1.52m)



BEDROOM THREE

13'00" 11'6" (3.96m 3.51m)

EN SUITE

7'9" 5'3" (2.36m 1.60m)

BEDROOM FOUR

15'8" 10'8" (4.78m 3.25m)

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:

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - N/A

Broadband: Ultrafast

Mobile Coverage: Good

O2 - Good

EE - Good

Three - Good

Vodafone - Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Rivers & Sea - Low

Surface Water - Low

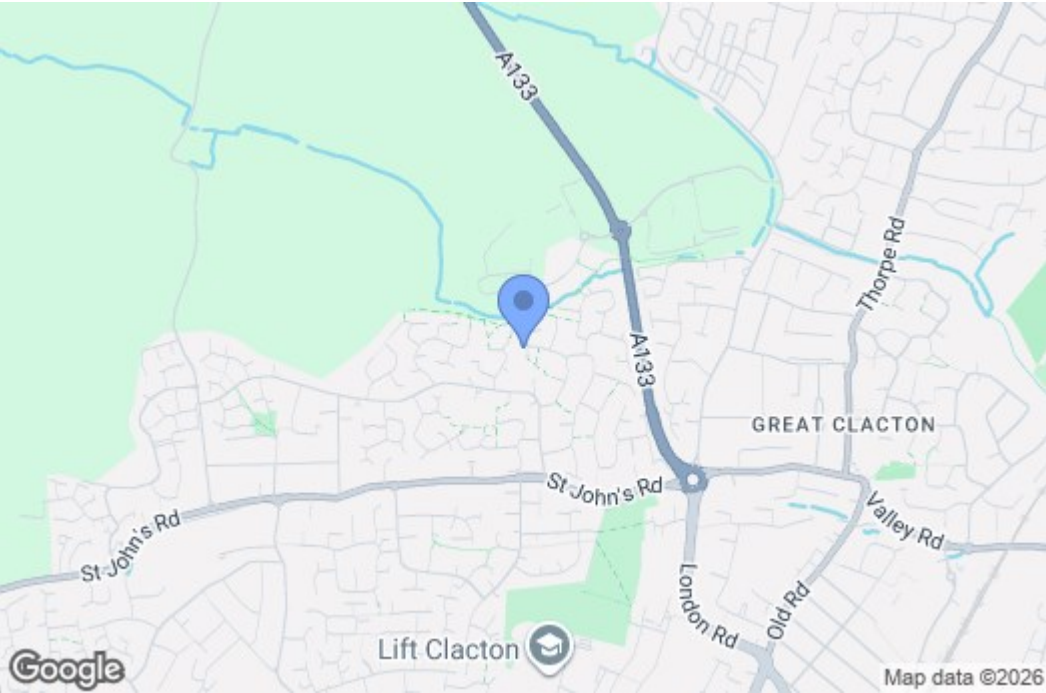
Additional Charges: £200 P/A

Seller's Position: Needs To Find

Garden Facing: West

Non-Standard Features to note: N/A

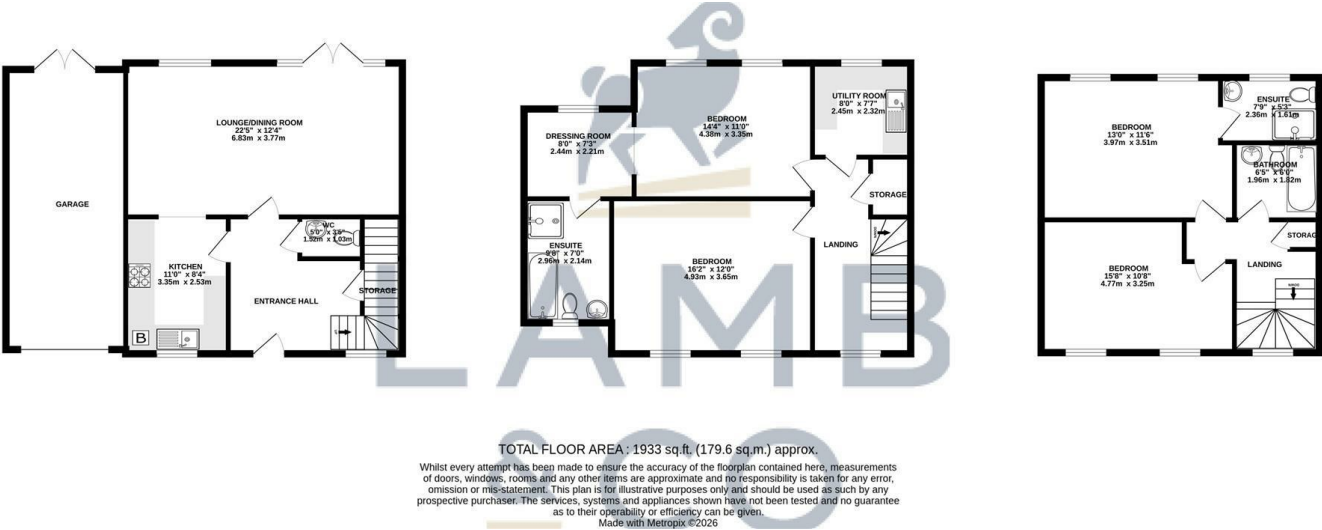
Map



EPC Graphs



Floorplan



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.