



LAMB & CO

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## LANDERMERE ROAD, CLACTON-ON-SEA, CO16 0LG

### GUIDE PRICE £300,000

Guide Price £300,000 - £325,000. A well-presented three-bedroom semi-detached house situated in the sought-after village of Thorpe-le-Soken, offered for sale with no onward chain. This attractive home features spacious and versatile accommodation throughout, including a bright living area, modern fitted kitchen, and well-proportioned bedrooms. Externally, the property benefits from a private rear garden and off-road parking. Conveniently located close to local amenities, schools, and transport links, this is an ideal purchase for families, first-time buyers, or investors alike. Early viewing is highly recommended.

- Three/Four Bedrooms
- Dining Room
- No Onward Chain
- Off Road Parking
- Well Presented
- EPC - TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### LOUNGE

16'3" 14'3" (4.95m 4.34m)



### DINING ROOM

12'3" 12'00" (3.73m 3.66m)



### UTILITY ROOM

8'9" 5'00" (2.67m 1.52m)

### W.C

8'00" 4'3" (2.44m 1.30m)

### KITCHEN

12'6" 12'00" (3.81m 3.66m)



### BATHROOM

7'9" 6'6" (2.36m 1.98m)



### BEDROOM FOUR

12'00" 7'8" (3.66m 2.34m)



## BEDROOM ONE

14'9" 11'00" (4.50m 3.35m )



## OUTSIDE

### OUTSIDE REAR



## BEDROOM THREE

12'00" 10'5" (3.66m 3.18m )



### 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.

## BEDROOM TWO

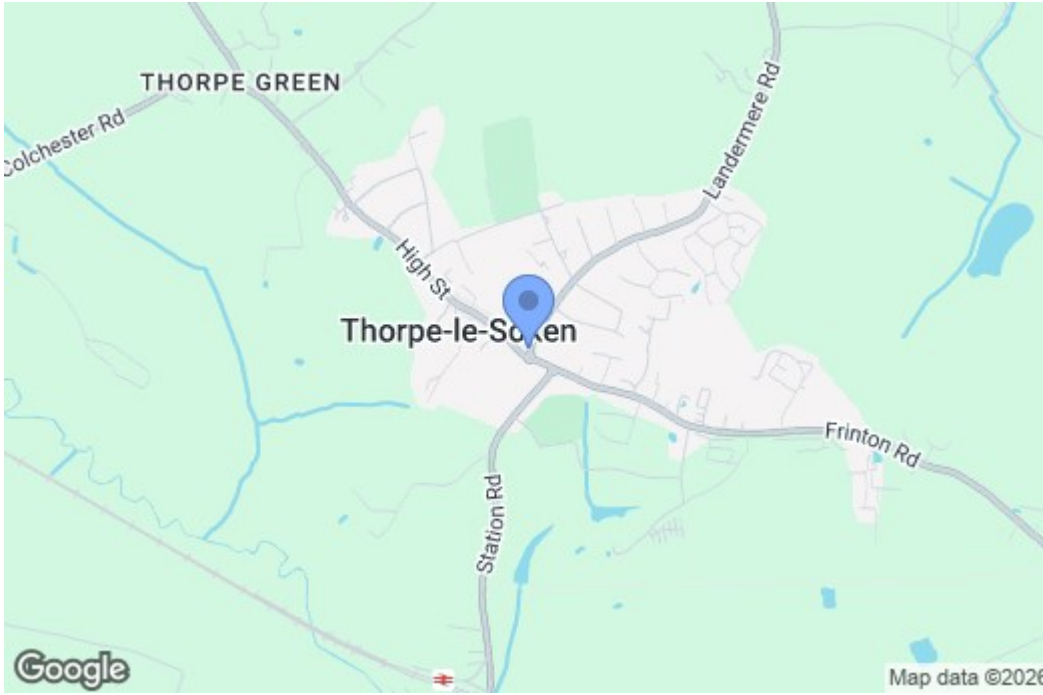
11'00" 11'00" (3.35m 3.35m)



### Material Information

Council Tax Band: B  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: West

## Map

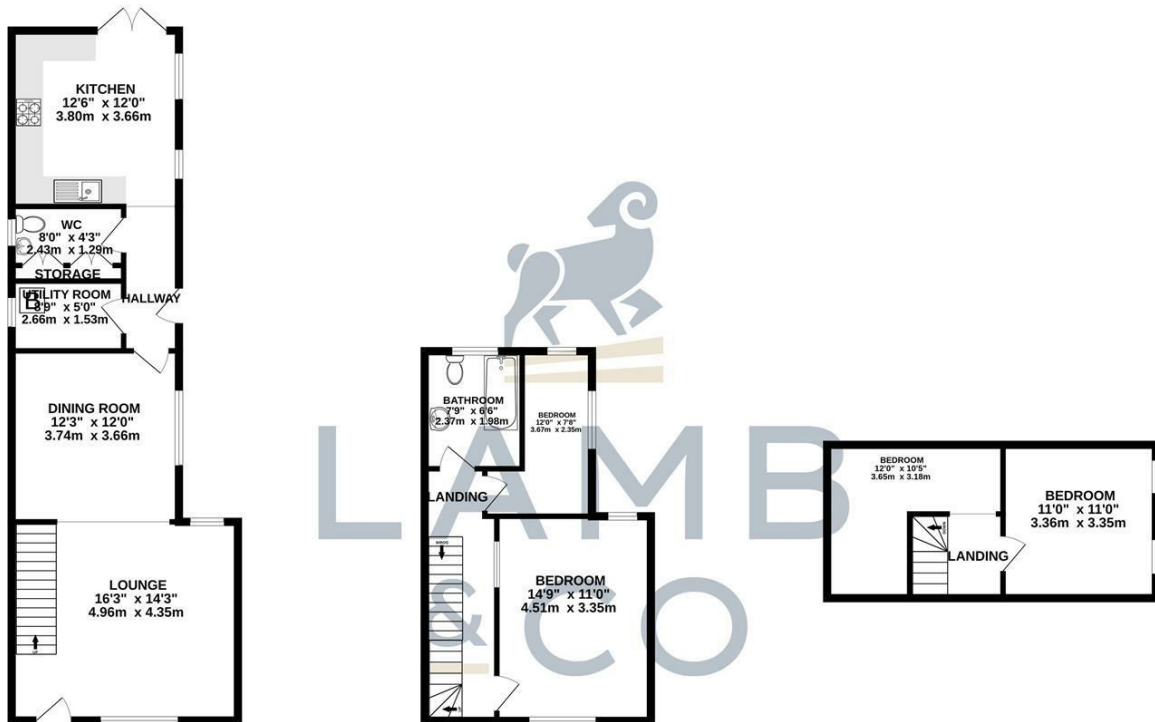


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 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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