



LAMB & CO

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Inspired by property, driven by passion.



## THE STREET, LITTLE CLACTON, CO16 9LJ

PRICE £300,000

Situated in the sought-after village of Little Clacton, this well-presented three bedroom semi-detached house offers spacious and versatile accommodation ideal for families and first-time buyers alike. The ground floor features a bright and comfortable living room, a separate dining room perfect for entertaining, and a well-appointed kitchen complemented by a practical utility room providing additional storage and workspace.

- Three Bedrooms
- 85ft Rear Garden
- Gas C/H via Combi Boiler
- Kitchen/Breakfast Room
- Well Presented
- Field Views
- Utility Room
- EPC - TBC

DRAFT DETAILS - NOT YET APPROVED BY THE  
VENDOR

The Accommodation comprises with Approximate  
Room Sizes:-

#### ENTRANCE PORCH

#### LOUNGE

12'2" x 11'0" (3.71 x 3.35)

#### DINING ROOM

10'4 x 10 (3.15m x 3.05m)

#### BATHROOM

7'1 x 5'1 (2.16m x 1.55m)



#### UTILITY ROOM

7'1" x 5'1" (2.16m x 1.55m)

#### KITCHEN/DINER

18'3 x 17'3 (5.56m x 5.26m)



#### BEDROOM ONE

12'10 x 10'11 (3.91m x 3.33m)



#### BEDROOM TWO

10'1" x 9'2" (3.07 x 2.79)





## BEDROOM THREE

8'8 x 14'3 (2.64m x 4.34m)



## ENSUITE

8'8 x 5'2 (2.64m x 1.57m)



## OUTSIDE - FRONT

## 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: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements:

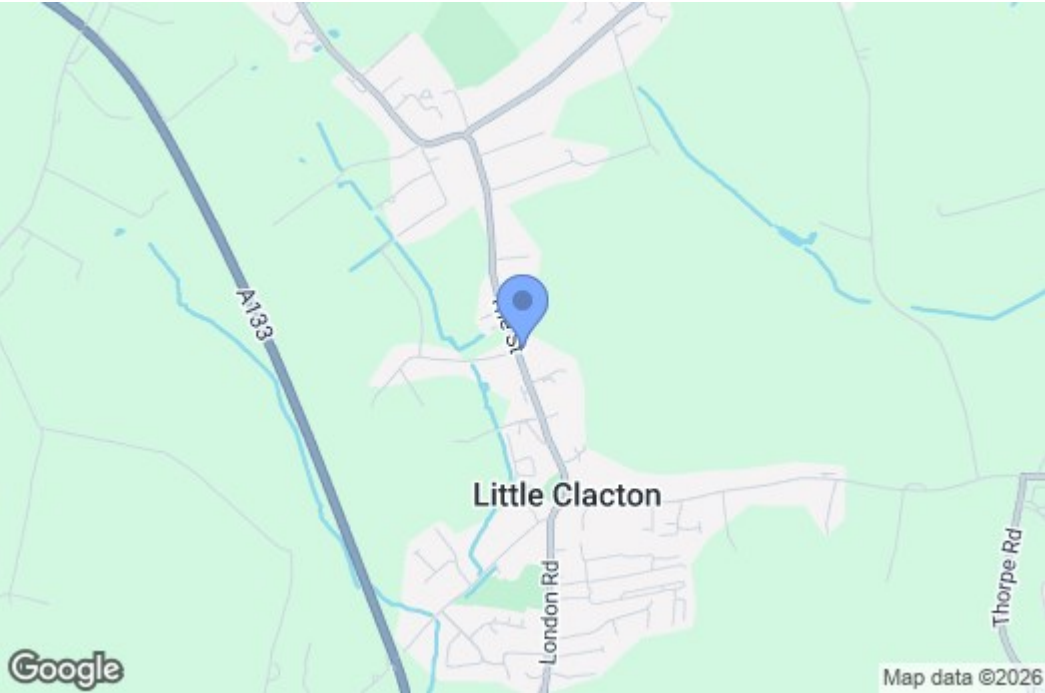
Flood Risk: Low

Additional Charges: No

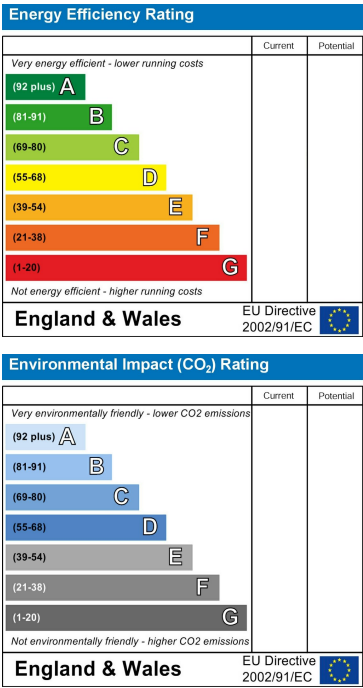
Seller's Position: Needs To Find

Garden Facing: East

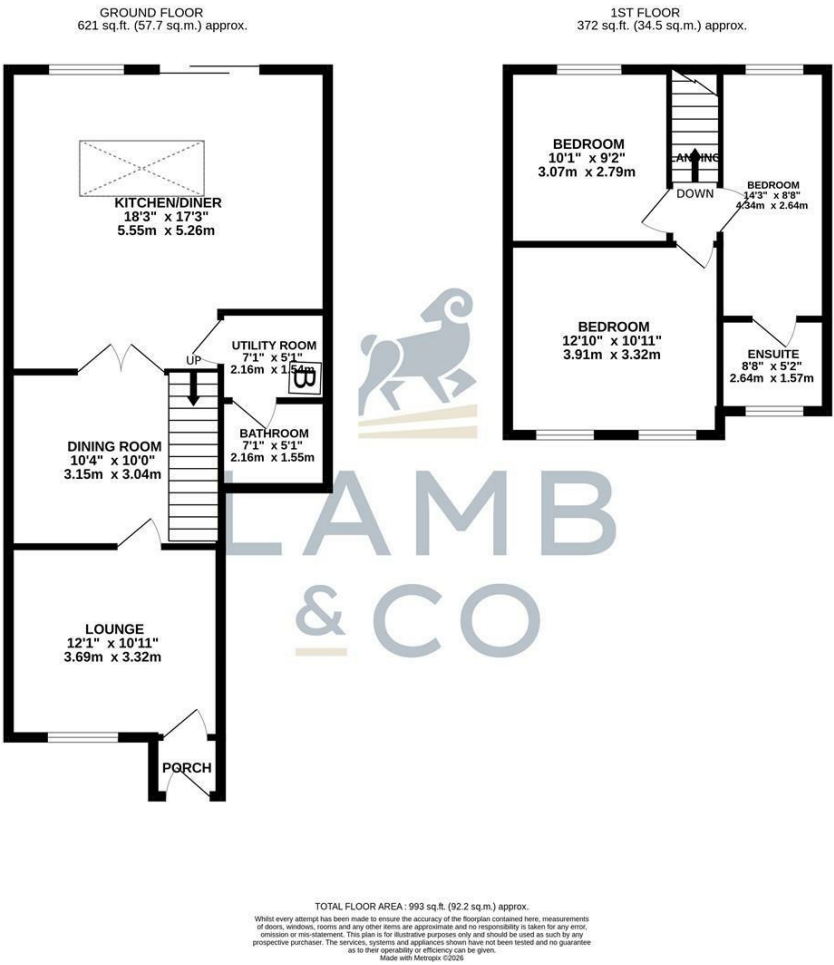
Map



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.