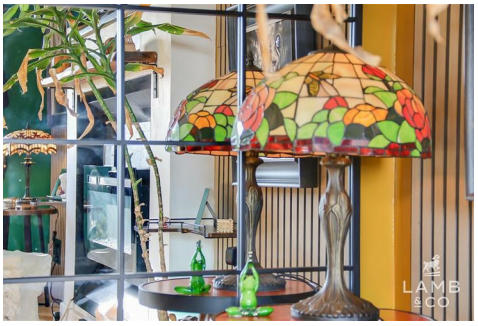
LAMB & CO

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Inspired by property, driven by passion.









## EDWARD CLOSE, CLACTON-ON-SEA, CO16 9PR

### OFFERS OVER £345,000

Beautifully presented throughout, this stunning three-bedroom semi-detached home offers stylish, contemporary living in the sought-after village of Little Clacton. Finished to an impressive standard, the property provides a wonderful blend of modern comfort, spacious accommodation and an attractive setting. One of its standout features is the delightful southerly-facing outlook, enjoying far-reaching views across open fields and creating a lovely sense of space and tranquillity.

- Three Bedrooms
- Little Clacton
- Field Views
- Stunning Throughout
- Garage & Off Road Parking
- EPC - C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## UTILITY ROOM

8'6" 7'00" (2.59m 2.13m)



## W.C

3'2" 7'0" (0.98 2.14)

## KITCHEN/DINING ROOM

24'6" 11'00" (7.47m 3.35m)



## LOUNGE

21'00" 15'3" (6.40m 4.65m )



## SHOWER ROOM

7'00" 6'00" (2.13m 1.83m )

## BEDROOM TWO

12'00" 11'00" (3.66m 3.35m )



## BEDROOM ONE

12'2" 11'00" (3.71m 3.35m )




## BEDROOM THREE

10'5" 7'00" (3.18m 2.13m )




## 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

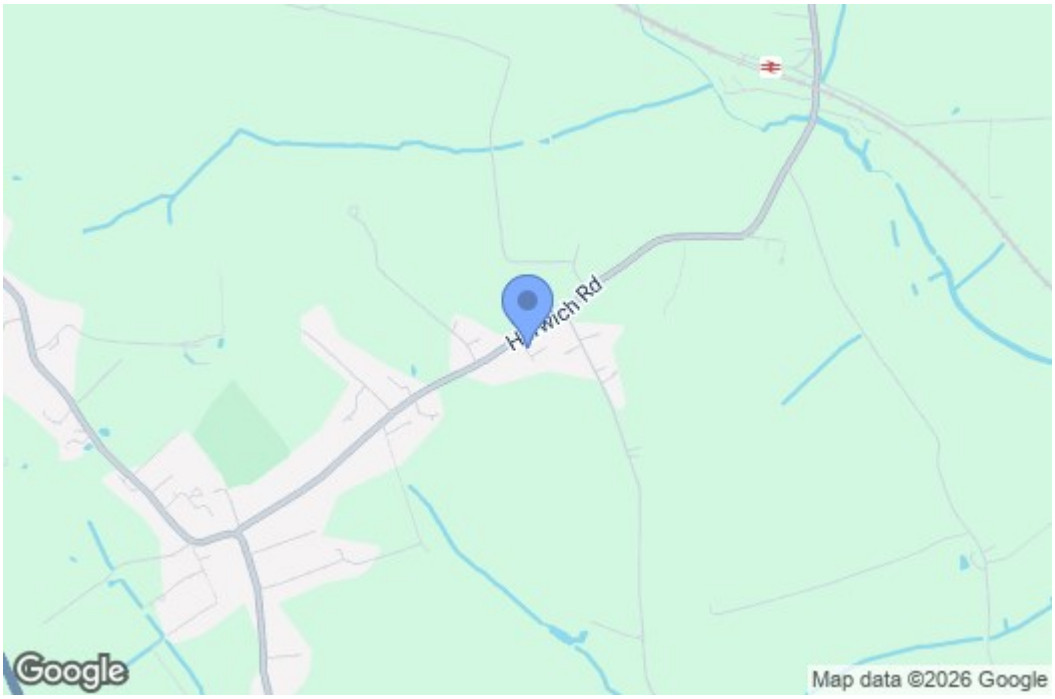
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

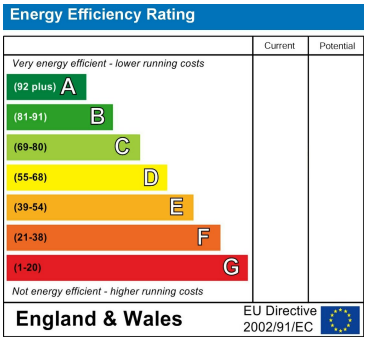
### Material Information

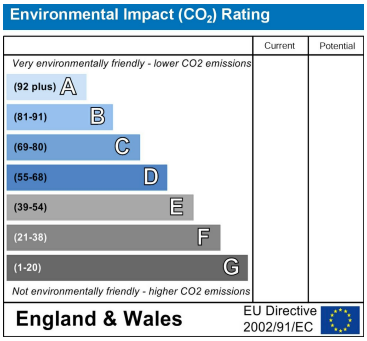
Council Tax Band: C
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: South
Non-Standard Features to note: No

## Map

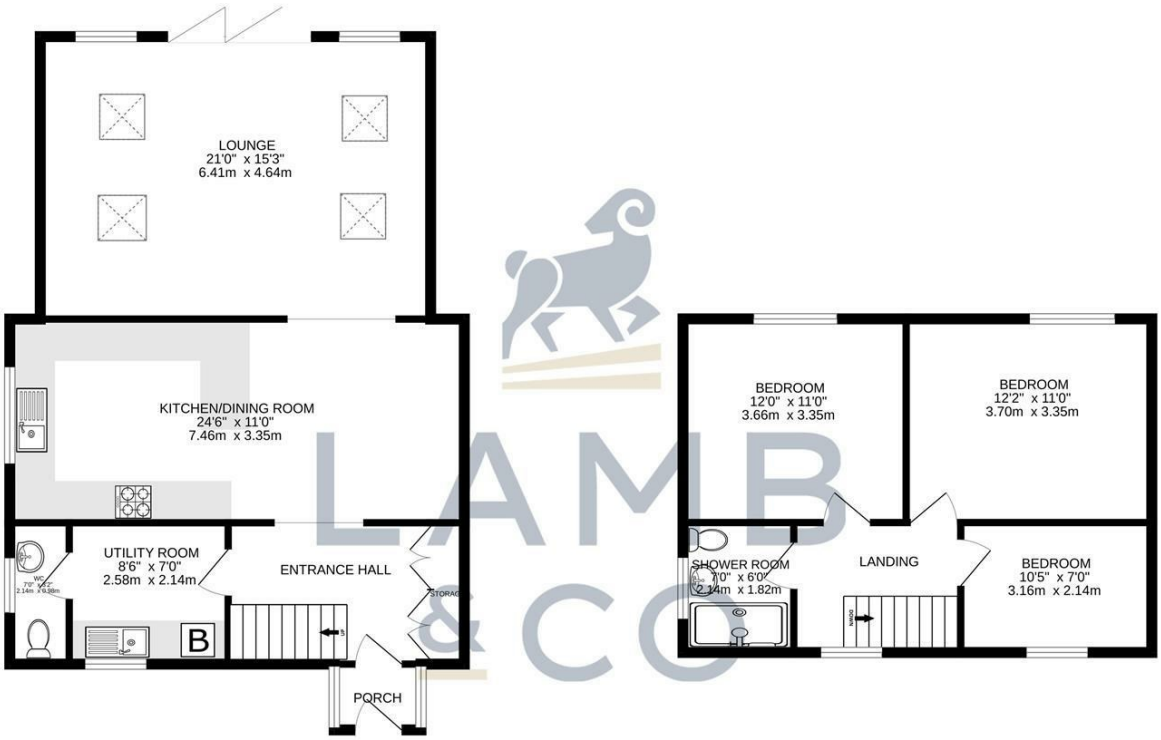



## EPC Graphs




## Floorplan




TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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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