LAMB & CO

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Inspired by property, driven by passion.

BLAKE DRIVE, CLACTON-ON-SEA, CO16 8ED

PRICE £230,000

Located in a desirable cul-de-sac within the popular Cann Hall Development, this well-presented property is offered with no onward chain. Benefits include a conservatory, off-road parking and garage, making this an excellent opportunity for a variety of buyers.

- Three Bedrooms
- Garage & Off-Road Parking
- No Onward Chain
- Conservatory
- Well-Presented
- EPC-TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

LOUNGE

14'5 x 12'0 (4.39m x 3.66m)

KITCHEN/BREAKFAST ROOM

14'5 x 12'4 (4.39m x 3.76m)

CONSERVATORY

15'8 x 8'5 (4.78m x 2.57m)

FIRST FLOOR

BEDROOM ONE

14'7 x 10'0 (4.45m x 3.05m)

SHOWER ROOM

6'4 x 5'6 (1.93m x 1.68m)

BEDROOM TWO

9'9 x 8'6 (2.97m x 2.59m)

BEDROOM THREE

10'0 x 6'0 (3.05m x 1.83m)

OUTSIDE

OUTSIDE REAR

Material Information

Council Tax Band: B
Heating: Gas
Services:
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Superfast
Mobile Coverage:
O2 - 72%
EE - 82%
Three - 76%
Vodafone - 76%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: N/A
Seller's Position: No Onward Chain
Garden Facing: West
Non-Standard Features to note: N/A

Agents Note Sales

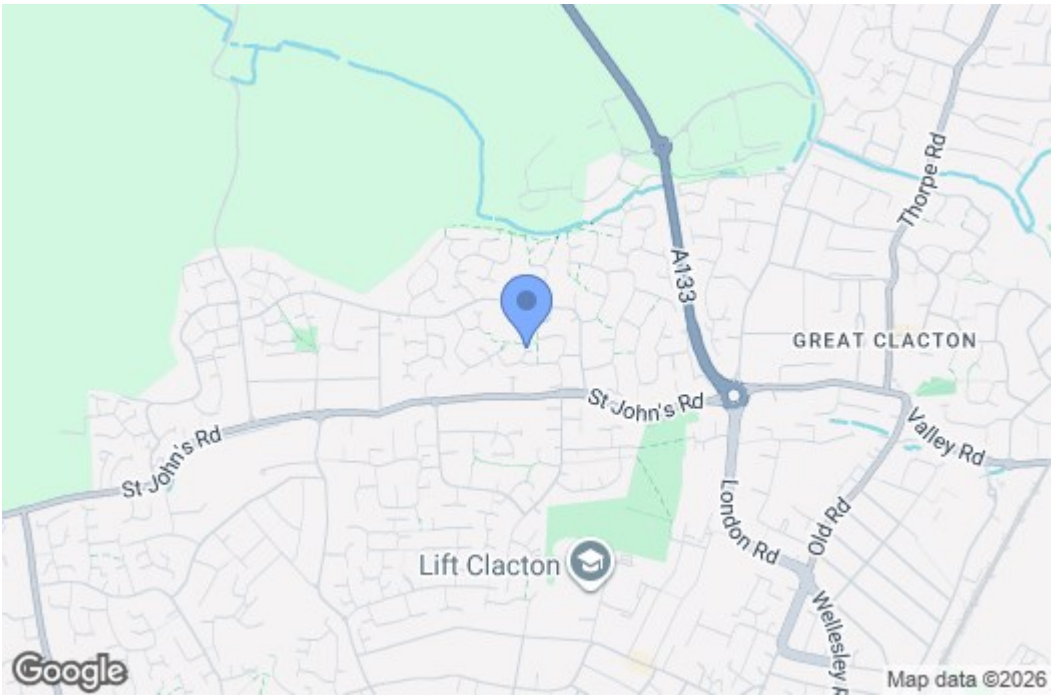
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we

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.

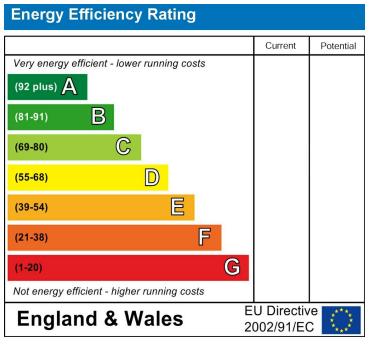
AML

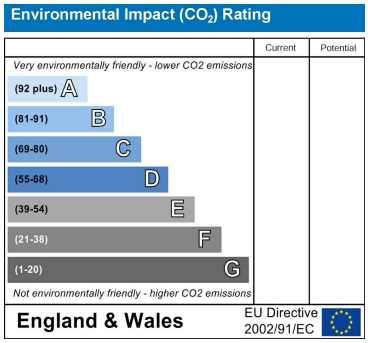
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

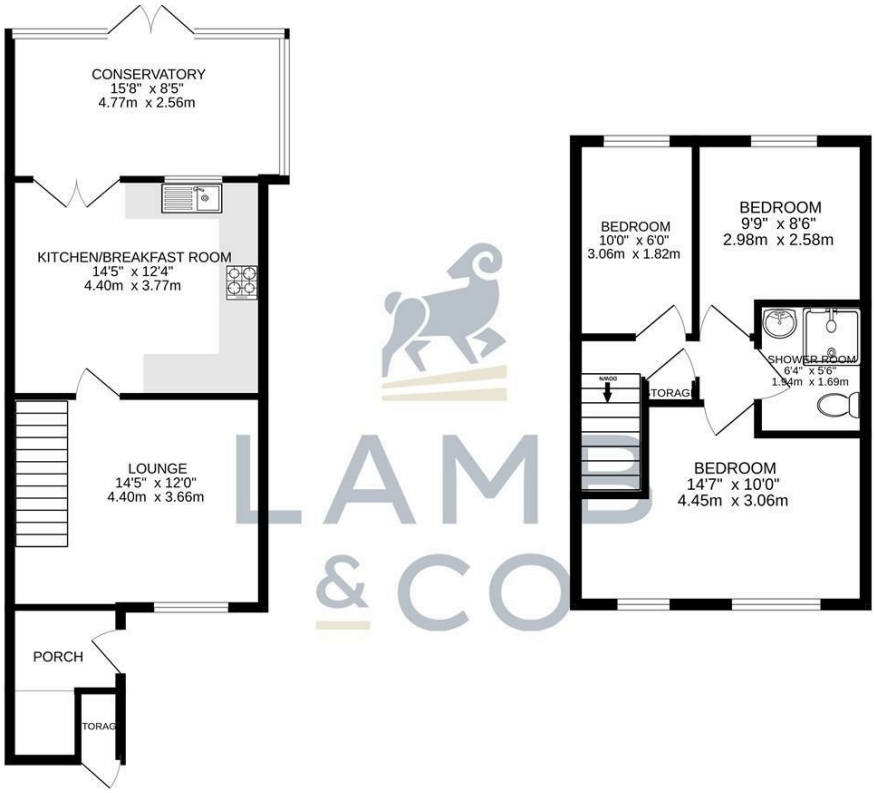


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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