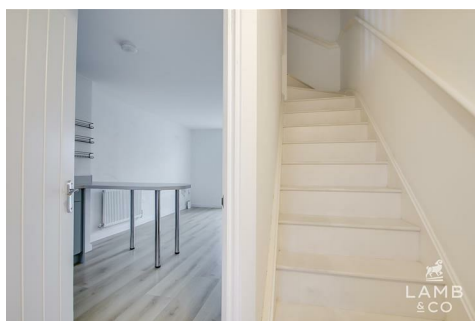




LAMB & CO

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Inspired by **property**, driven by **passion**.



## PEBBLE DRIVE, CLACTON-ON-SEA, CO16 9GJ

PRICE £220,000

Built in 2022, this ideal starter home is offered with no onward chain. The property boasts two double bedrooms, a ground floor WC, and off-road parking.

- Two Bedrooms
- No Onward Chain
- Off-Road Parking
- Built In 2022
- Ground Floor WC
- EPC B

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### WC

4'11 x 2'8 (1.50m x 0.81m)



### LANDING



### KITCHEN/LOUNGE

22'2 x 12'1 (6.76m x 3.68m)



### KITCHEN/LOUNGE VIEW TWO



### BEDROOM ONE

12'1 x 7'9 (3.68m x 2.36m)



### BEDROOM TWO

12'1 x 7'8 (3.68m x 2.34m)



## BATHROOM

5'11 x 5'7 (1.80m x 1.70m)



## FRONT ASPECT



## GARDEN



## REAR ASPECT



## 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:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - 74%

EE - 84%

Three -79%

Vodafone - 80%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

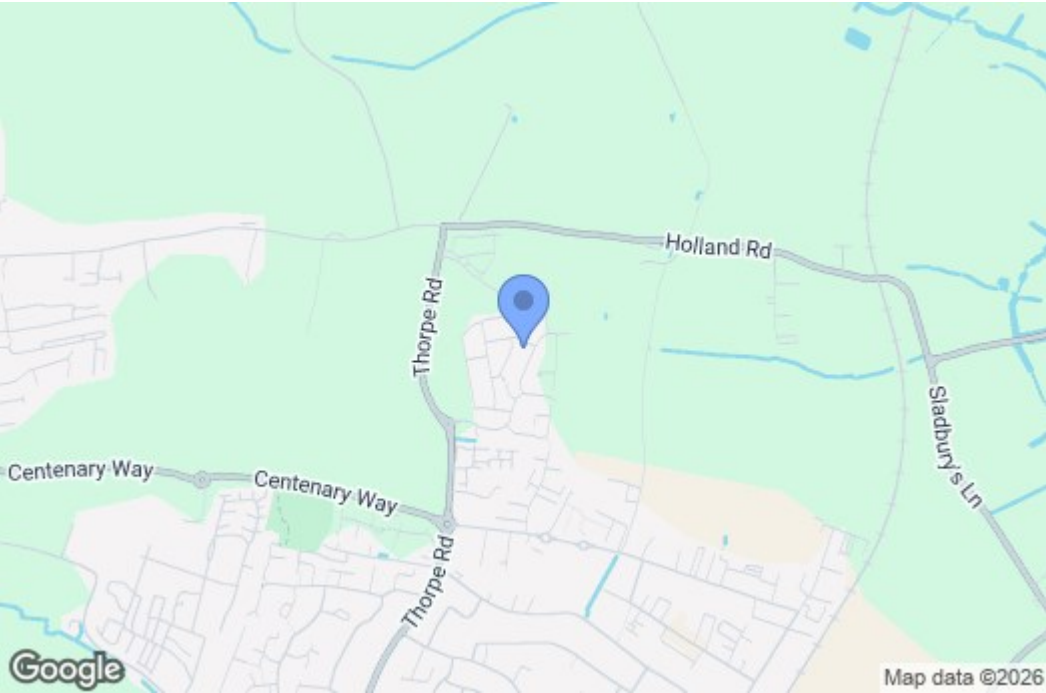
Additional Charges: N/A

Seller's Position: No Onward Chain

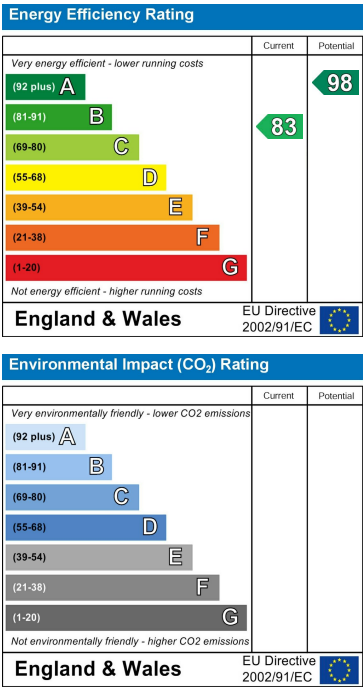
Garden Facing: South West

Non-Standard Features to note: N/A

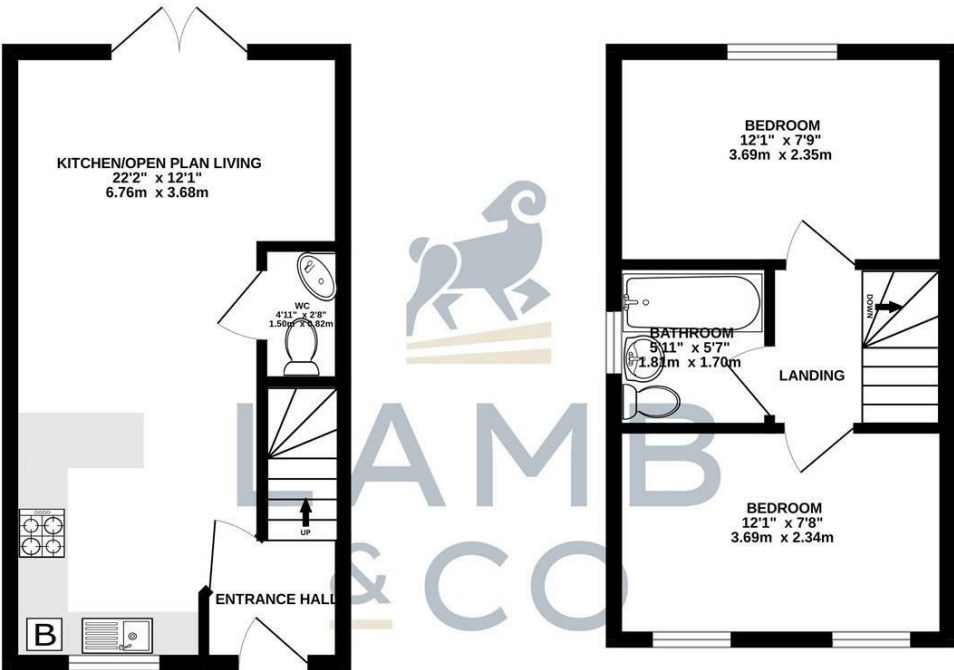
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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