



LAMB & CO

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## MARLBOROUGH CLOSE, CLACTON-ON-SEA, CO15 2AL

PRICE £240,000

A beautifully presented four bedroom terraced house situated in a convenient location within Clacton-on-Sea. This spacious family home offers versatile accommodation throughout and has been maintained to a high standard by the current owners.

- Four Bedrooms
- Dining Room
- Well Presented
- Off Road Parking
- Two Shower Rooms
- EPC - TBC



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### BEDROOM THREE

13'00" 9'3" (3.96m 2.82m)



### SHOWER ROOM

7'3" 4'00" (2.21m 1.22m)

### LOUNGE

14'4" 10'00" (4.37m 3.05m)



### KITCHEN

23'2" 6'2" (7.06m 1.88m)



### DINING ROOM

14'4" 11'7" (4.37m 3.53m )



### BEDROOM ONE

14'5" 10'00" (4.39m 3.05m)



## BEDROOM FOUR

12'6" 6'2" (3.81m 1.88m)



## SHOWER ROOM

6'7" 6'2" (2.01m 1.88m)

## BEDROOM TWO

12'5" 10'00" (3.78m 3.05m)



## 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: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

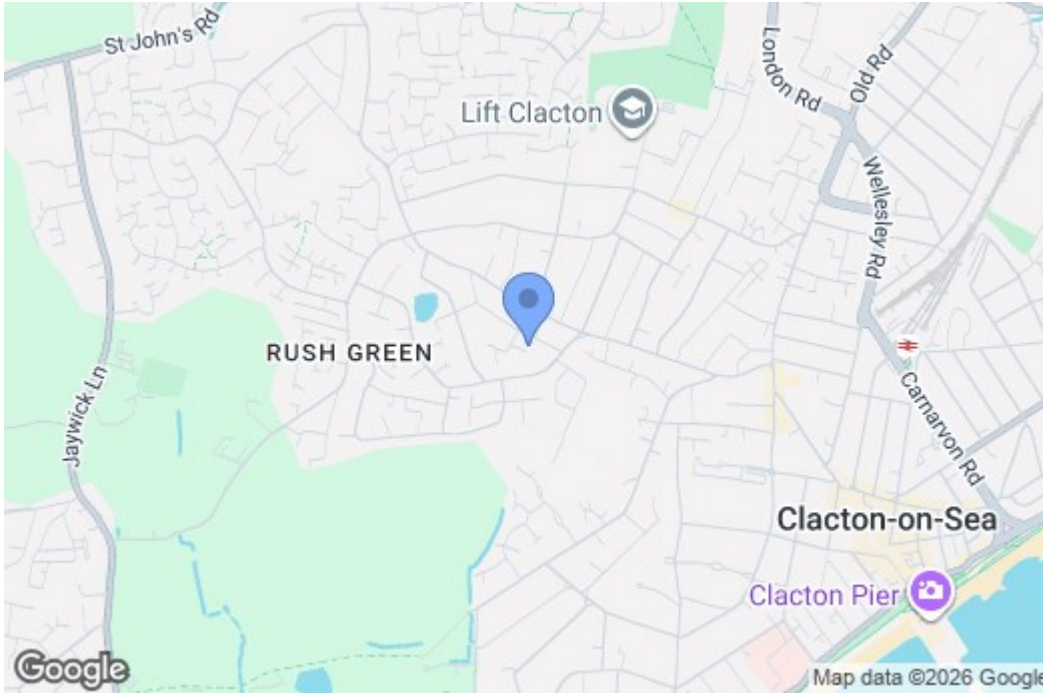
Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: East

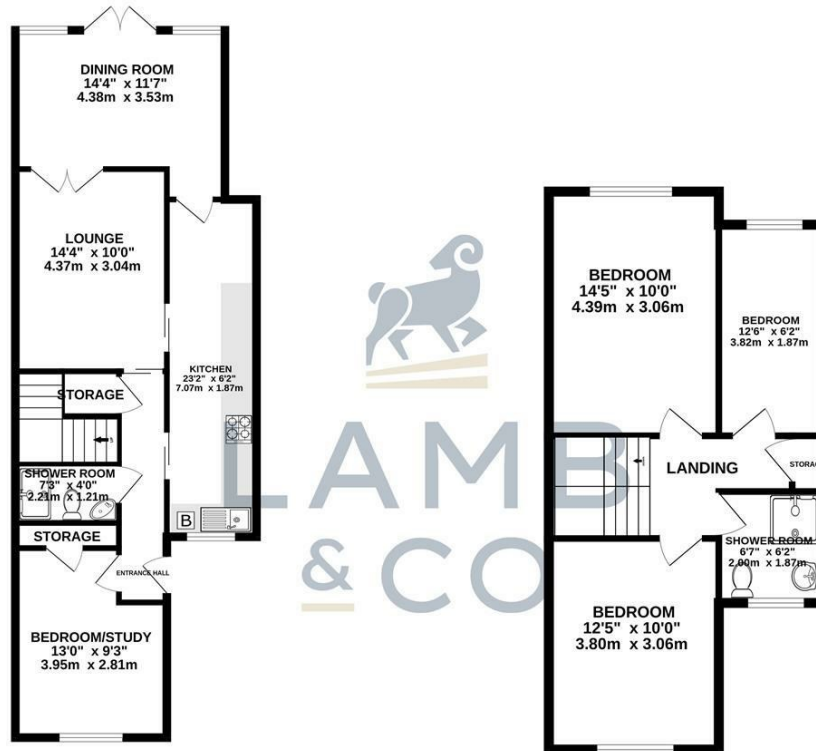
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1158 sq ft (107.6 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 is given as to their operability or efficiency can be given.  
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