



LAMB & CO

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Inspired by property, driven by passion.



EDGWARE ROAD, CLACTON-ON-SEA, CO16 7HH

PRICE £375,000

With kerb appeal aplenty, and immaculate presentation throughout, this beautifully finished home boasts a gardener's dream garden; driveway parking; and a garage. In addition, the property offers two reception rooms, a shower room to bedroom one, and a WC on ground floor.

- Four Bedrooms
- Off-Road Parking & Garage
- Two Reception Rooms
- Garden Room
- Shower Room
- No Onward Chain
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

WC

LOUNGE

17'5 x 12'9 (5.31m x 3.89m)



LOUNGE VIEW TWO

DINING ROOM

11'6 x 9'8 (3.51m x 2.95m)

DINING ROOM VIEW TWO

KITCHEN

10'8 x 10'6 (3.25m x 3.20m)



GARDEN ROOM

10'4 x 9'8 (3.15m x 2.95m)



FIRST FLOOR

BEDROOM TWO

15'5 x 8'4 (4.70m x 2.54m)



BATHROOM

9'3 x 5'7 (2.82m x 1.70m)



SHOWER ROOM

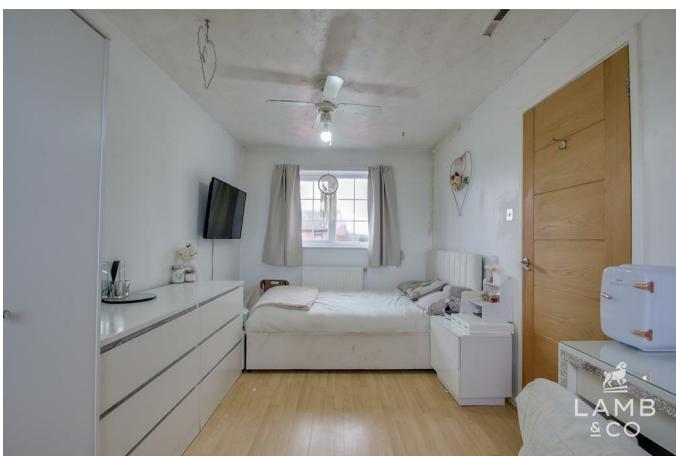
BEDROOM FOUR

9'4 x 8'5 (2.84m x 2.57m)



BEDROOM THREE

13'8 x 9'5 (4.17m x 2.87m)



GARAGE

OUTSIDE

OUTSIDE REAR



BEDROOM ONE

13'4 x 12'0 (4.06m x 3.66m)



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: D

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

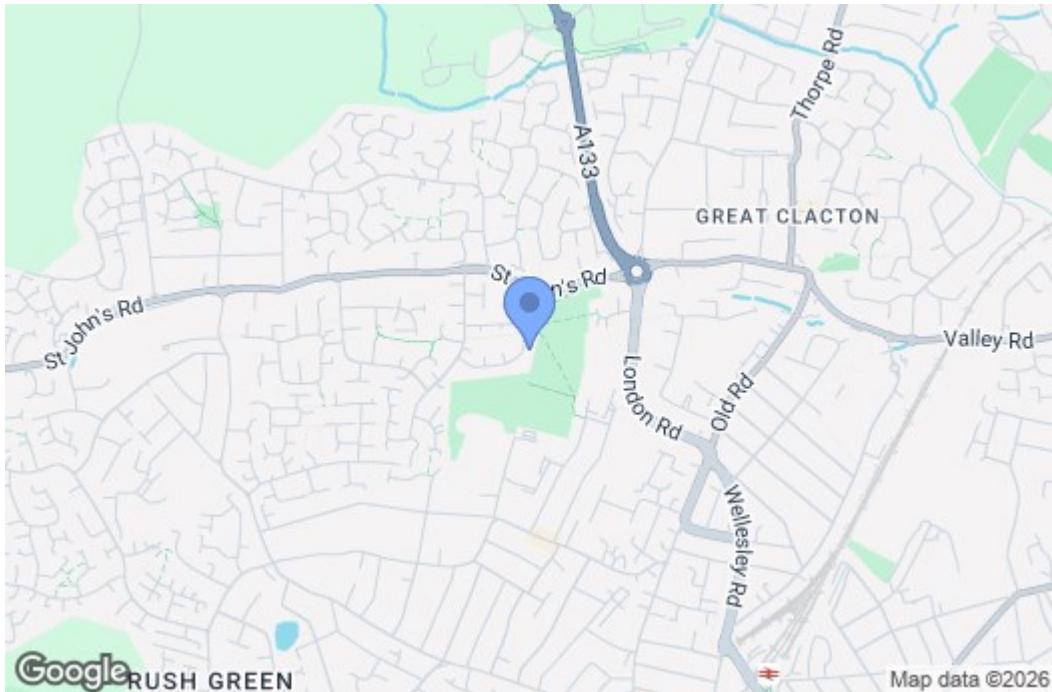
Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: East

Map

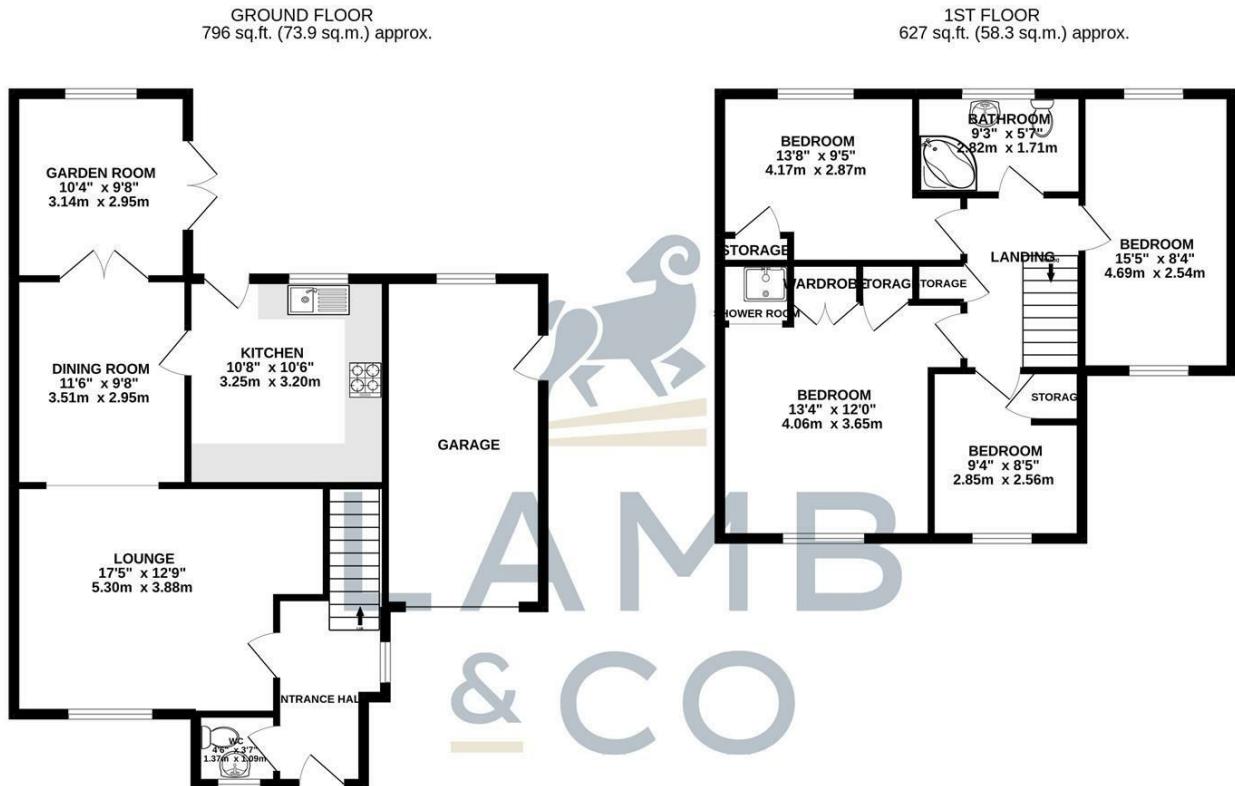


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 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 only. 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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