LAMB & CO

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Inspired by property, driven by passion.









FAIRLOP CLOSE, GREAT CLACTON, CO15 4UU

PRICE £269,000

A spacious four-bedroom semi-detached family home situated in the sought-after area of Great Clacton. Offering generous living accommodation, this well-presented property features four good-sized bedrooms, a bright and airy living space, a fitted kitchen, and a family bathroom. Outside, the home benefits from a private rear garden and off-road parking. Conveniently located close to local amenities, schools, and transport links, this property is an excellent opportunity for families or buyers looking for a hassle-free move.

- Three Bedrooms
- Garage & Off Road Parking
- The Property Has Full Planning Permission For Single Storey Extension - 18/01870/FUL
- No Onward Chain
- Separate Office/Reception Room
- South Facing Garden
- EPC-C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

14'00" 11'8" (4.27m 3.56m)



KITCHEN

11'00" 8'4" (3.35m 2.54m)



DINING ROOM

12'00" 9'2" (3.66m 2.79m)



BEDROOM FOUR

8'00" 7'00" (2.44m 2.13m)



BEDROOM ONE

10'9" 8'2" (3.28m 2.49m)



BEDROOM THREE

8'9" 7'6" (2.67m 2.29m)



BEDROOM TWO

10'9" 8'00" (3.28m 2.44m)



BATHROOM

7'7" 7'00" (2.31m 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.

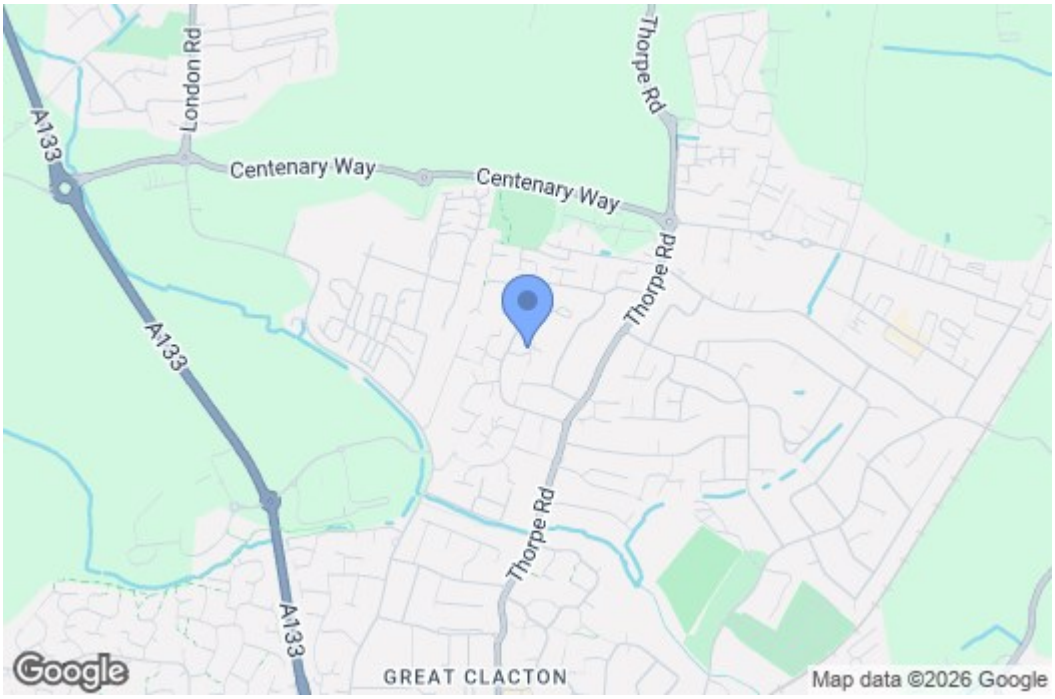
AML

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.

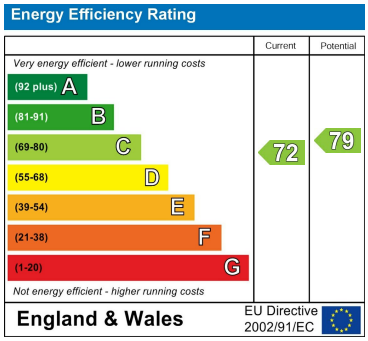
Material Information

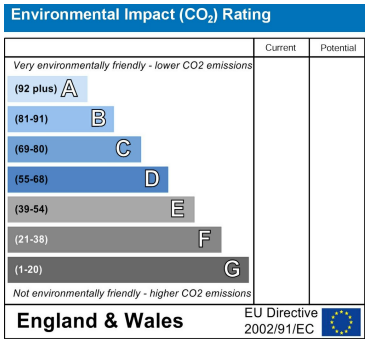
Council Tax Band: C
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No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

Map

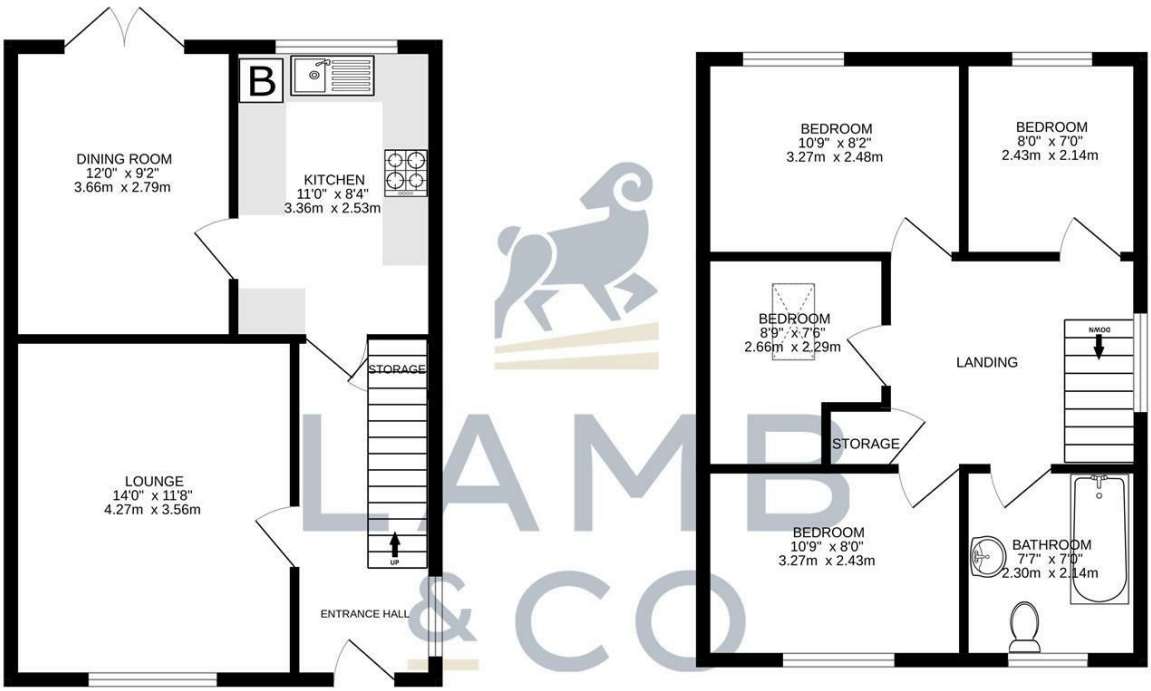


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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 as to their operability or efficiency can be given.
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