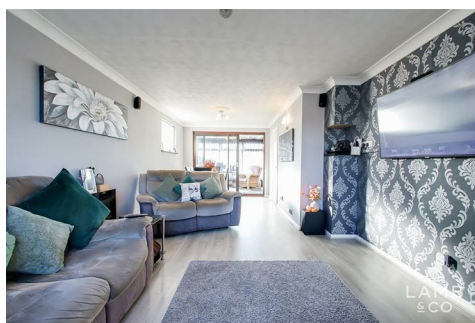




LAMB & CO

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Inspired by property, driven by passion.



TOTLANDS DRIVE, GREAT CLACTON, CO15 4QG

PRICE £280,000

located on the 'Isle of Wight' development on the northern fringes of Great Clacton. This charming family home is well-presented throughout, boasting a generous lounge/diner and a conservatory, expanding the living space and allowing for ample light. Additional benefits include two double bedrooms, a south facing garden, off-road parking and a garage.

- Three Bedrooms
- Off-Road Parking & Garage
- Conservatory
- WC
- Generous Lounge/Diner
- EPC E

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALLWAY



WC

LOUNGE/DINER

25'6" x 11'7" (7.77m x 3.53m)



LOUNGE/DINER VIEW 2



KITCHEN

11'2" x 8'7" (3.40m x 2.62m)



CONSERVATORY

10'9" x 9'4" (3.28m x 2.84m)



FIRST FLOOR

BATHROOM

6'11" x 6'8" (2.11m x 2.03m)



BEDROOM TWO

11'9" x 11'1" (3.58m x 3.38m)



BEDROOM ONE

12'0" x 11'0" (3.66m x 3.35m)



BEDROOM THREE

7'7" x 6'11" (2.31m x 2.11m)



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.

Additional Information Clacton

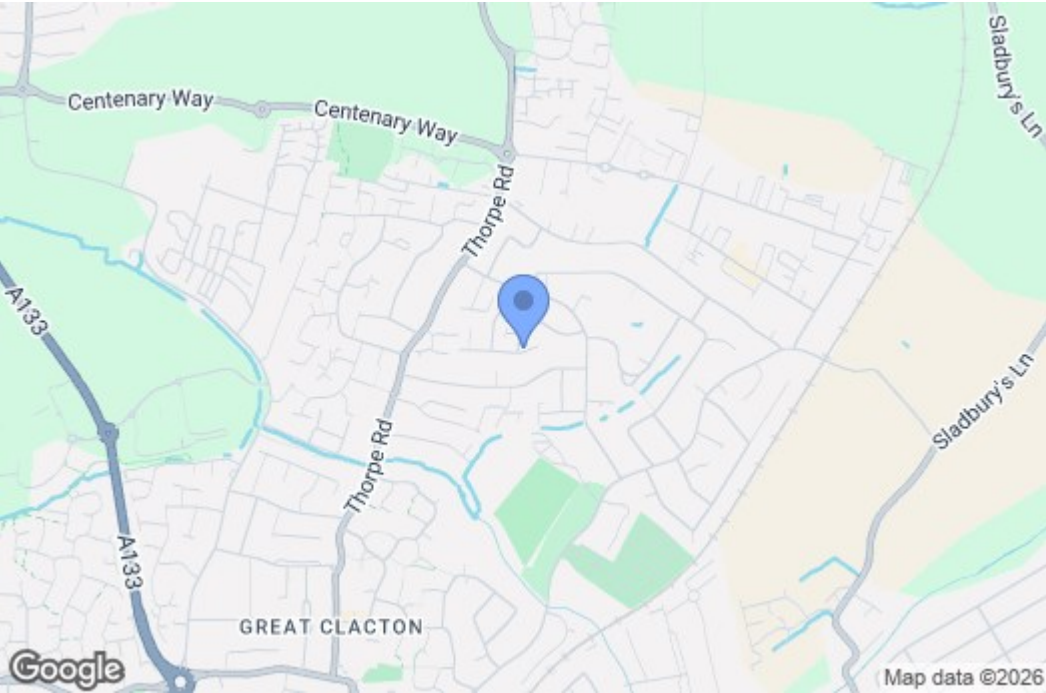
Council Tax Band: C

Heating: Gas

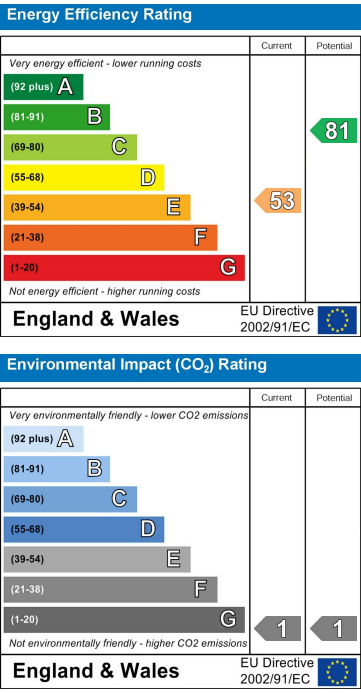
Seller's Position: Needs to find



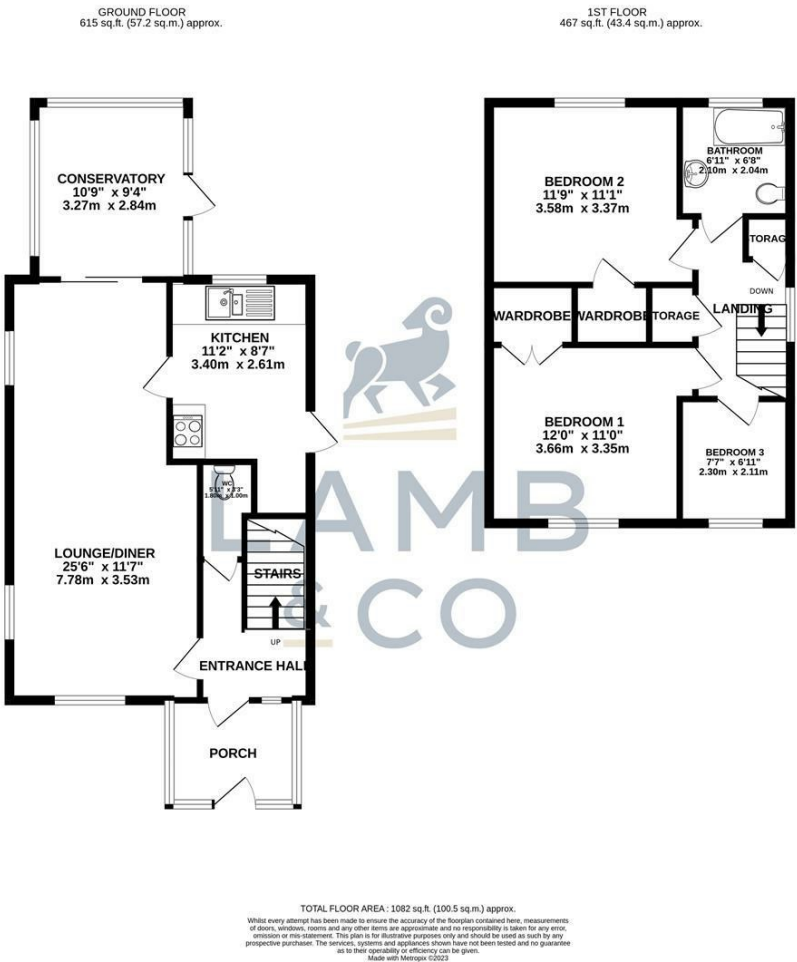
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.