



LAMB & CO

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## HARWICH ROAD, LITTLE CLACTON, CO16 9NE

PRICE £330,000

Located in the sought after village of Little Clacton, a charming three bedroom family home. Benefiting from ample parking to the front, as well as a detached garage to the back. The property offers a spacious kitchen/diner, separate lounge & utility room, whilst being just a short drive into Thorpe-le-socken with convenience stores, bars & restaurants.

- Three Bedrooms
- Spacious Garden
- Utility Room
- Semi Detached
- Detached Garage
- Kitchen/Diner
- Ample Parking
- EPC - E

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY:

### LOUNGE:

14'1 x 10'10 (4.29m x 3.30m)



### KITCHEN/DINER:

19'5 x 16'3 (5.92m x 4.95m)



### UTILITY ROOM:

7'5 x 6'6 (2.26m x 1.98m)

### BEDROOM ONE:

14'1 x 10'10 (4.29m x 3.30m)



### BEDROOM TWO:

11'0 x 10'10 (3.35m x 3.30m)



### BEDROOM THREE:

8'9 x 5'6 (2.67m x 1.68m)



### BATHROOM:

7'9 x 5'6 (2.36m x 1.68m)



### REAR GARDEN:

#### 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

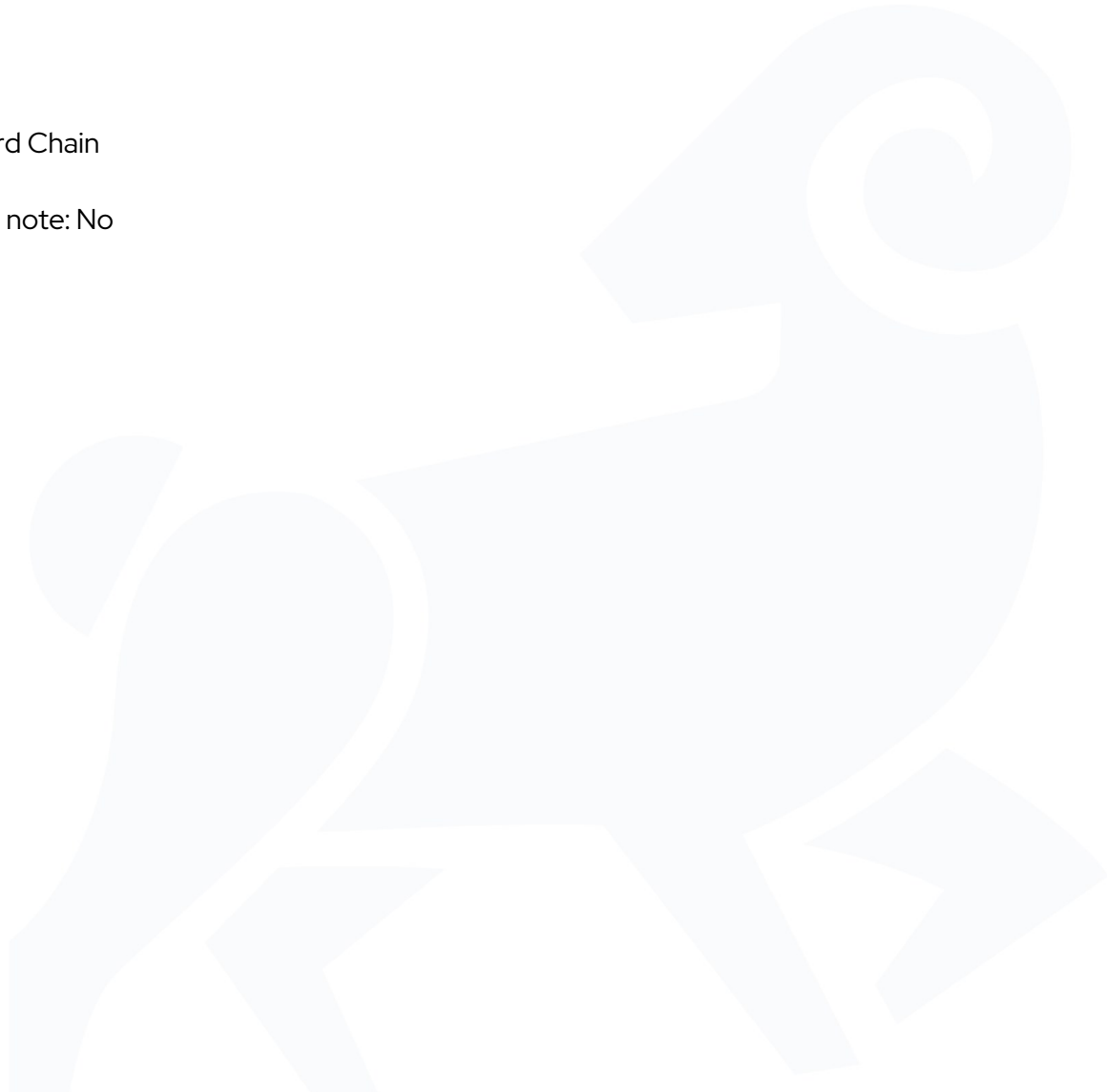
Surface Water - Low

Additional Charges: No

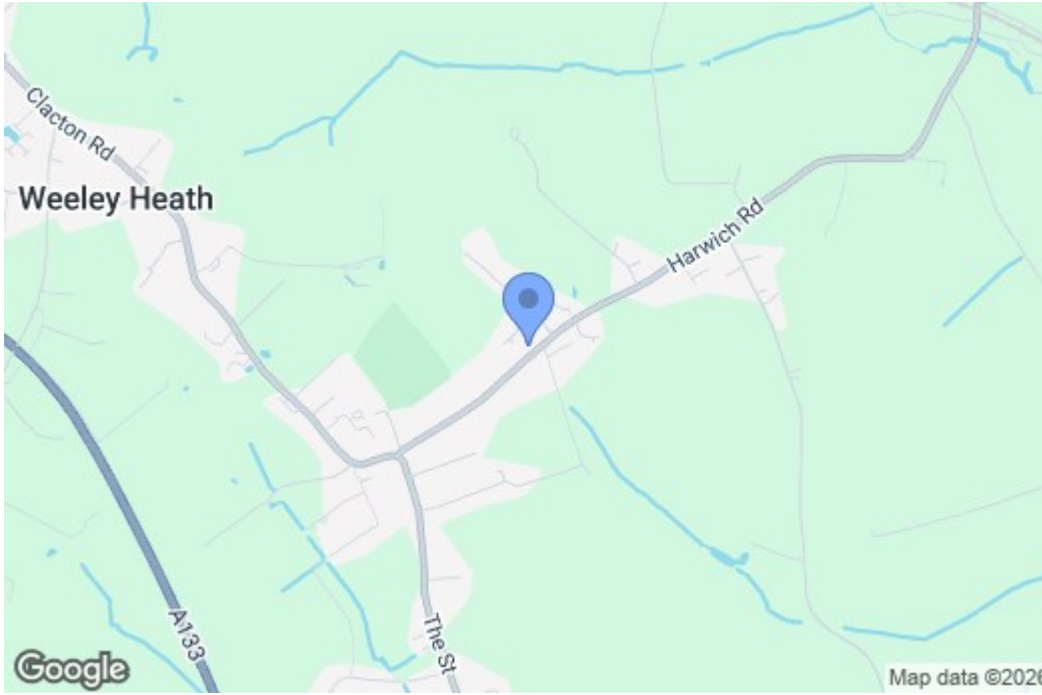
Seller's Position: No Onward Chain

Garden Facing: South

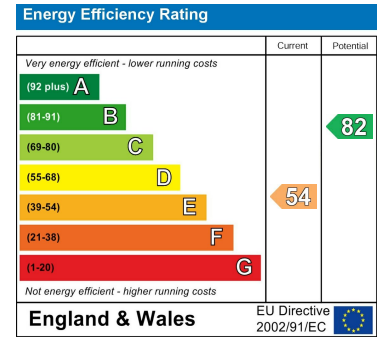
Non-Standard Features to note: No



## Map

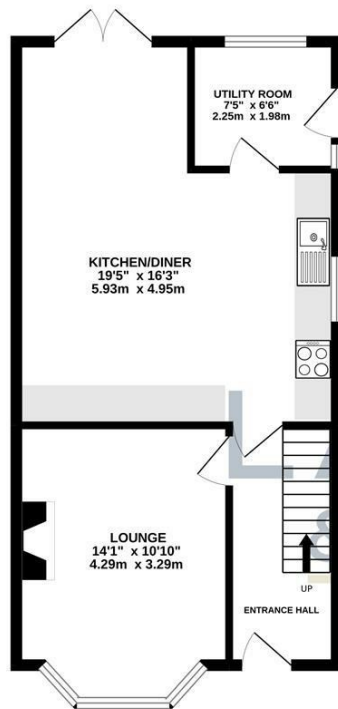


## EPC Graphs

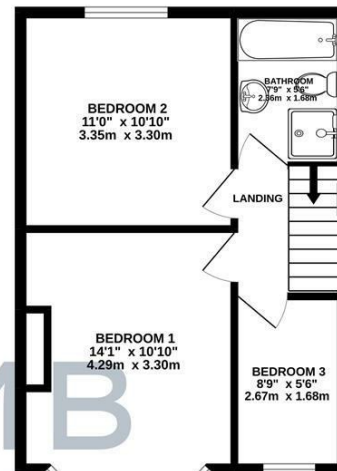


## Floorplan

GROUND FLOOR  
519 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA - 910 sq.ft. (84.6 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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