



LAMB & CO

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Inspired by property, driven by passion.



MILL STREET, CLACTON-ON-SEA, CO16 8EJ

OFFERS IN EXCESS OF £425,000

This attractive four-bedroom detached house in St Osyth offers a blend of quality, space, and comfort, making it ideal for families or those looking for room to grow. With its excellent condition and thoughtful presentation, this home is ready for occupation and well suited for buyers wanting quality and space.

- Four Bedrooms
- Dining Room
- Well Presented
- Off Road Parking
- En Suite
- EPC - E

ENTRANCE HALL

UTILITY ROOM

7'2" 6'5" (2.18m 1.96m)

OFFICE/SNUG

12'5" 7'5" (3.78m 2.26m)

W.C

5'6" 2'11" (1.68m 0.89m)

KITCHEN/BREAKFAST ROOM

25'8" 10'5" (7.82m 3.18m)

DINING ROOM

10'10" 8'11" (3.30m 2.72m)

LOUNGE

16'1" 10'4" (4.90m 3.15m)

CONSERVATORY

12'10" 9'2" (3.91m 2.79m)

BEDROOM ONE

10'3" 15'7" (3.14 4.77)

EN SUITE

10'11" 5'2" (3.33m 1.57m)

BEDROOM FOUR

10'11" 6'6" (3.33m 1.98m)

BATHROOM

11'00" 5'3" (3.35m 1.60m)

BEDROOM THREE

10'11" 10'2" (3.33m 3.10m)

BEDROOM TWO

14'11" 10'11" (4.55m 3.33m)

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: Oil

Services: Mains Electric & Water

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

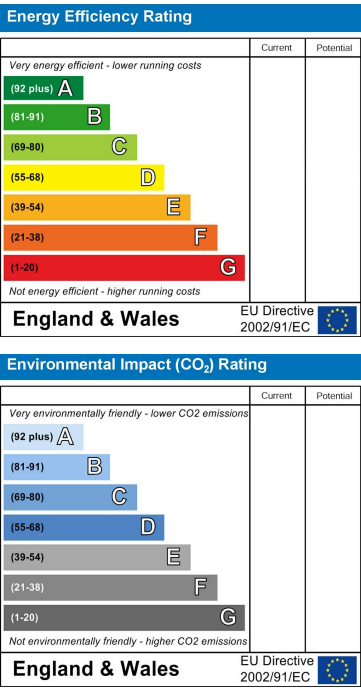
Seller's Position: Needs To Find

Garden Facing: North

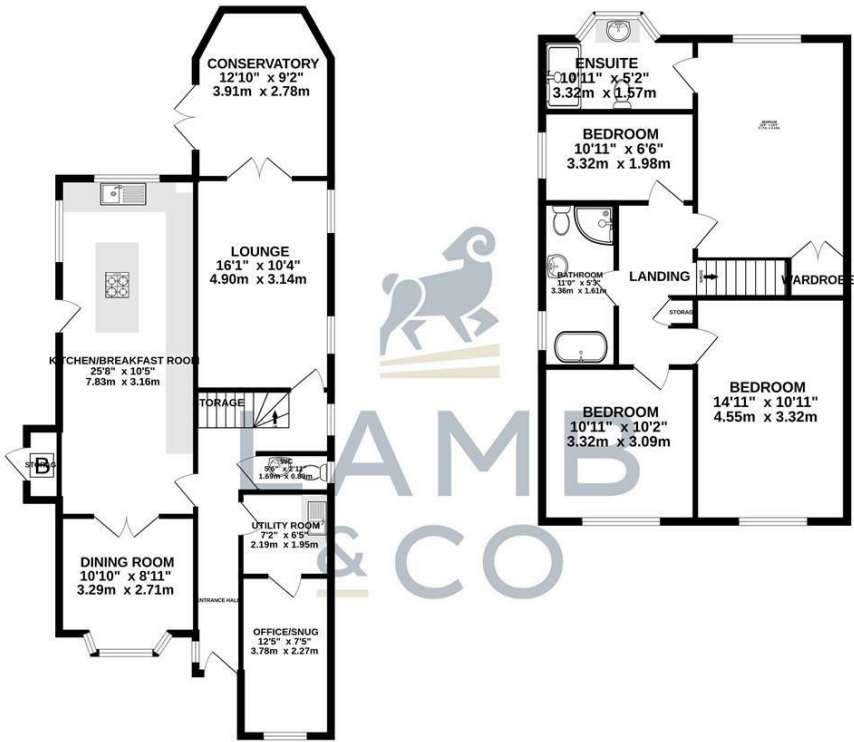
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1678 sq ft (155.9 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 misstatement. 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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