



LAMB & CO

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Inspired by property, driven by passion.



## ST. ANDREWS CLOSE, CLACTON-ON-SEA, CO16 9FX

PRICE £320,000

An Exclusive Development Of Just 14 Houses | Built By The Highly Reputable North East Essex Builders | NHBC Award Winning Site | Family Bathroom, En Suite & Cloakroom | Generous Garden, Garage & Off Road Parking For Multiple Vehicles | A Delightful Rural Village Location | Within Close Proximity To Weeley's Mainline Station, Shops & Pubs | Highly Reputable Primary School's Nearby | An Excellent Example Of A Three Bedroom Detached Family Home | Underfloor Heating To The Ground Floor

- Three Bedrooms
- Underfloor Heating To The Ground Floor
- Weeley
- Family Bathroom, En Suite & Cloakroom
- Garage & Off Road Parking
- EPC - B



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## ENTRANCE HALL

W.C

## KITCHEN/DINER

13'00" 10'4" (3.96m 3.15m)



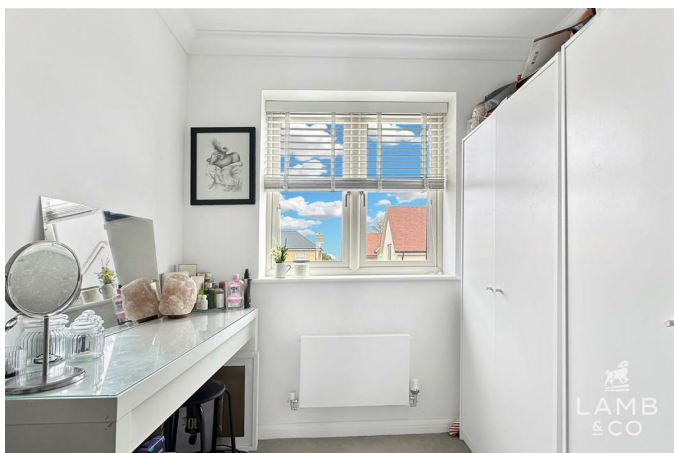
## LOUNGE

18'00" 11'8" (5.49m 3.56m)



## BEDROOM THREE

8'8" 7'8" (2.64m 2.34m)



## BEDROOM ONE

11'8" 10'4" (3.56m 3.15m)



## EN SUITE



## BEDROOM TWO

10'4" 9'7" (3.15m 2.92m)



## BATHROOM

7'8" 6'2" (2.34m 1.88m)



## 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: D

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

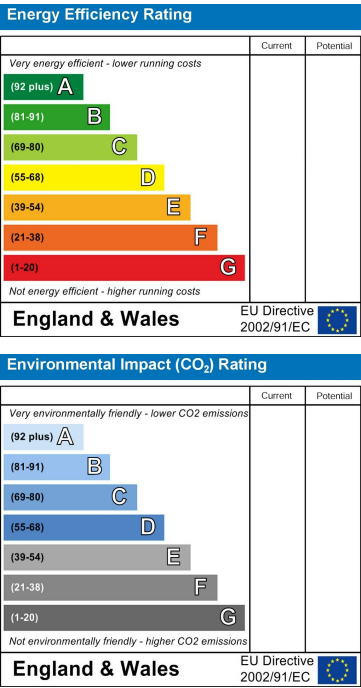
Seller's Position: Need To Find (Can Possibly Vacate)

Garden Facing: East

Map

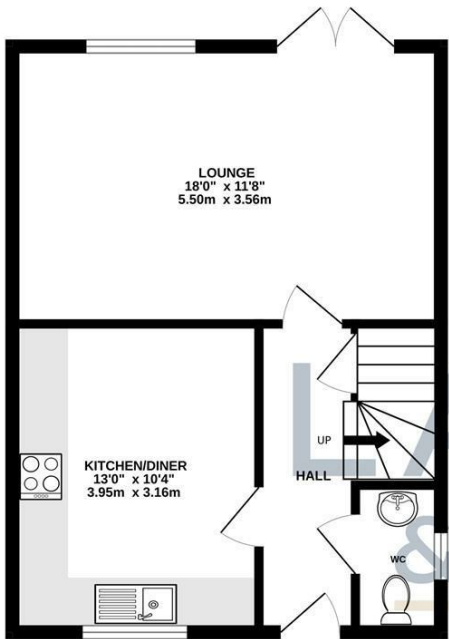


EPC Graphs

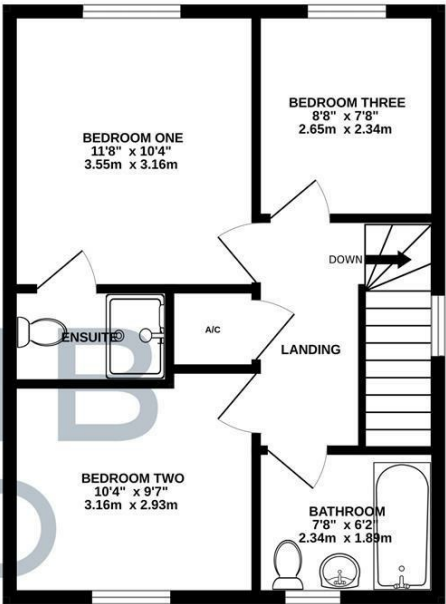


Floorplan

GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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