



LAMB & CO

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Inspired by property, driven by passion.



AMERELLS ROAD, CLACTON-ON-SEA, CO16 9HA

PRICE £310,000

Located in a sought after no-through road in the village of Little Clacton which offers the best of town and country along with convenient access to the A133. This charming three-bedroom semi-detached home offers spacious living, complete with off-road parking and a generous garden. The property features a sizable main bedroom, a bright living area, a dedicated office, and a convenient utility room.

- Three Bedrooms
- Off-Road Parking
- Two Reception Rooms
- Utility Room
- Well-Presented
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

OFFICE

9'9 x 9'5 (2.97m x 2.87m)



UTILITY ROOM

10'2 x 5'8 (3.10m x 1.73m)



LOUNGE

17'8 x 9'10 (5.38m x 3.00m)



DINING ROOM

15'0 x 7'4 (4.57m x 2.24m)

KITCHEN

10'8 x 7'10 (3.25m x 2.39m)



FIRST FLOOR

BATHROOM

7'10 x 7'2 (2.39m x 2.18m)

BEDROOM TWO

10'4 x 9'10 (3.15m x 3.00m)

BEDROOM ONE

21'5 x 10'6 (6.53m x 3.20m)



OUTSIDE REAR



BEDROOM THREE

9'5 x 7'10 (2.87m x 2.39m)

OUTSIDE



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 Info

Council Tax Band: C

Heating: Gas

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast

Mobile Coverage: O2 Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

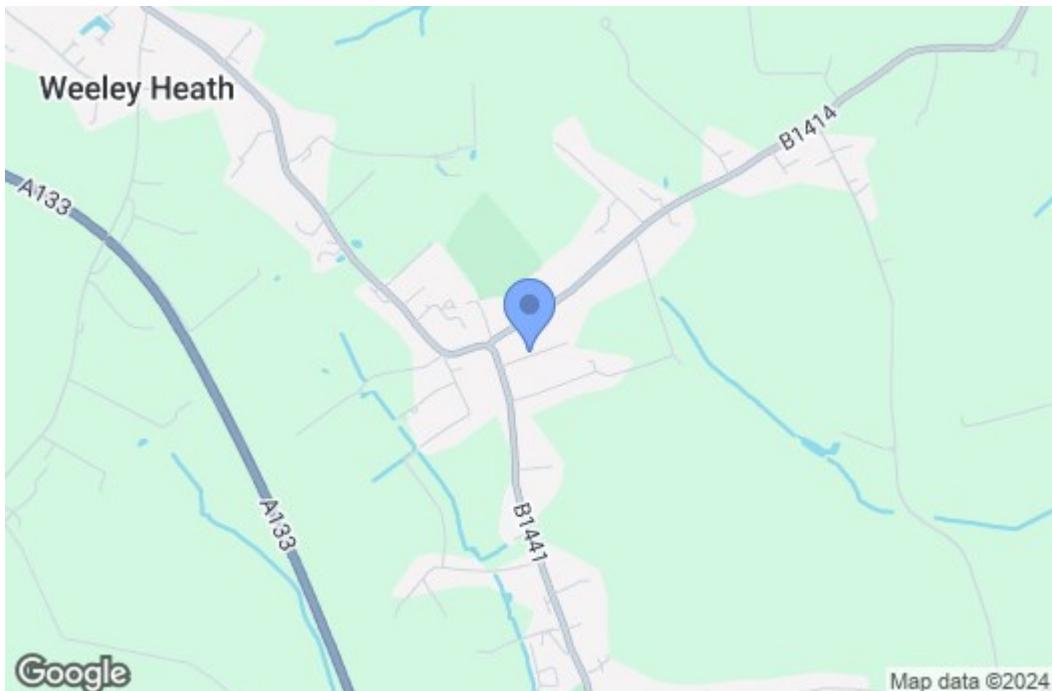
Flood Risk: Very Low

Additional Charges: No

Seller's Position: Need To Find

Garden Facing: North

Map

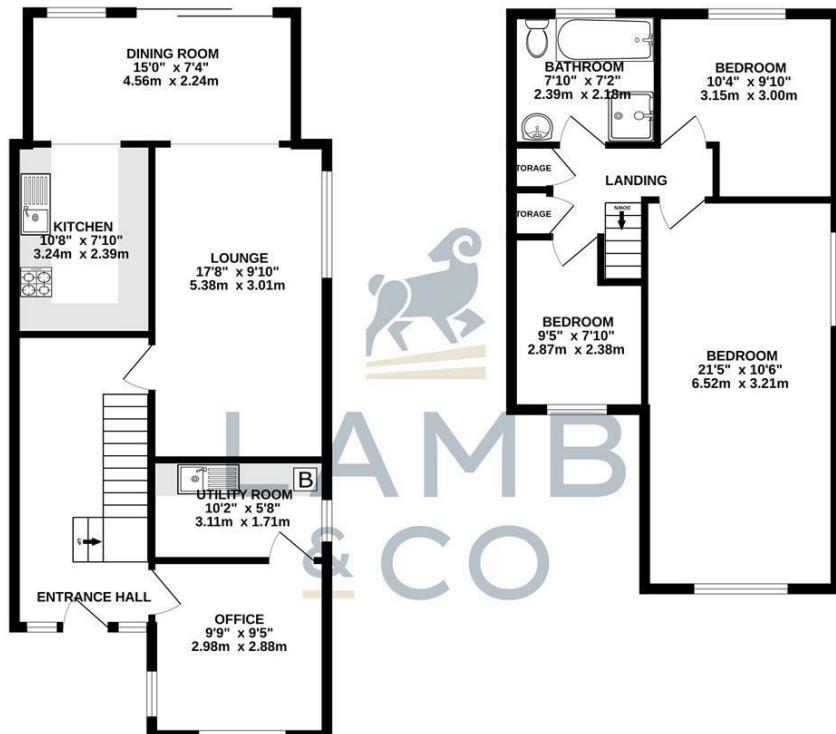


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 1133 sq.ft. (105.2 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 inaccuracy. Prospective purchasers should not rely on these details and must satisfy themselves as to their accuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.