



LAMB & CO

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WISTARIA PLACE, CLACTON-ON-SEA, CO16 7EF

PRICE £300,000

This well-presented four-bedroom detached house in Clacton-on-Sea offers spacious and versatile family accommodation, available with no onward chain for a smooth and hassle-free purchase.

The property features a bright and comfortable lounge, a modern fitted kitchen and four generously sized bedrooms, providing plenty of room for family living. Externally, the home benefits from a private rear garden and off-road parking.

- Four Bedrooms
- No Onward Chain
- Dining Room
- Well Presented
- Off Road Parking
- EPC D

ENTRANCE HALL

KITCHEN

9'6" 9'4" (2.90m 2.84m)



W.C

3'9" 3'6" (1.14m 1.07m)

LOUNGE

16'11" 15'1" (5.16m 4.60m)



DINING ROOM

10'6" 7'11" (3.20m 2.41m)



BEDROOM FOUR

15'10" 7'8" (4.83m 2.34m)



BEDROOM THREE

7'6" 7'3" (2.29m 2.21m)



BEDROOM TWO

11'6" 10'5" (3.51m 3.18m)

BEDROOM ONE

13'2" 10'5" (4.01m 3.18m)



BATHROOM

8'10" 6'7" (2.69m 2.01m)



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: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

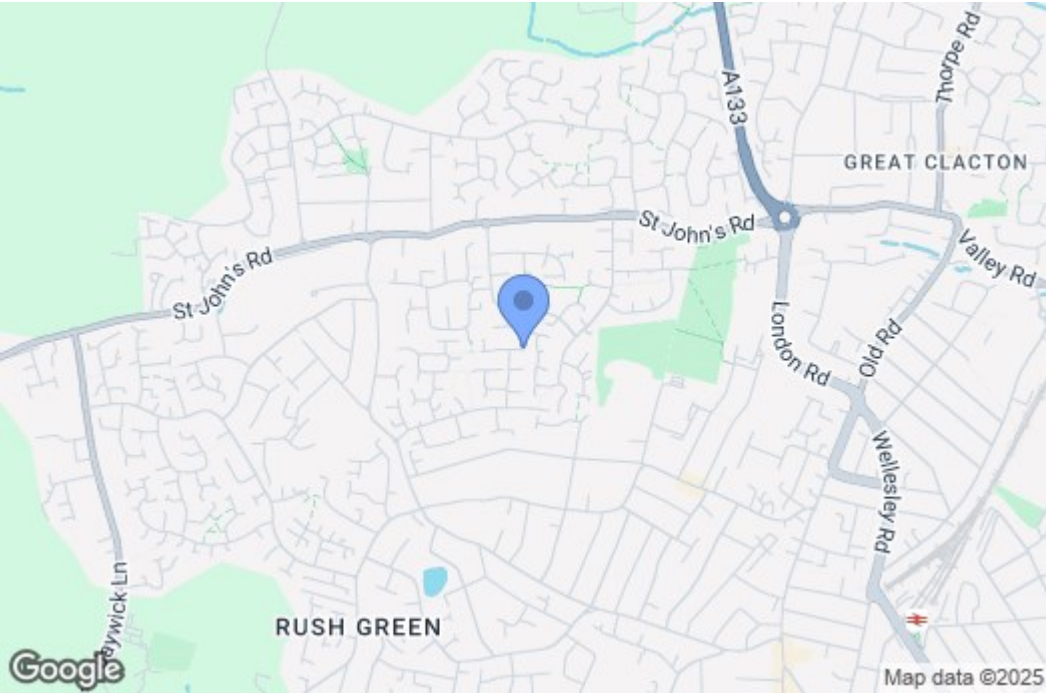
Flood Risk: Low

Additional Charges: No

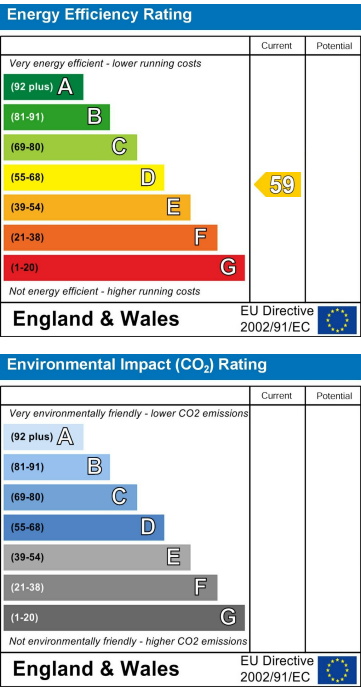
Seller's Position: No Onward Chain

Garden Facing: East

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.