



LAMB & CO

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& CO



## THORPE ROAD, CLACTON-ON-SEA, CO16 9AR

PRICE £495,000

A picturesque family home set within the gentle folds of the Tendring countryside. With open views to the front and rear, the setting feels calm and unspoilt, framing everyday life with open skies and changing seasons. Inside, the home is warm and welcoming, with cosy log burners in both the kitchen/dining room and the living room, and spaces designed for family connection. The popular Bicycle Bar & Restaurant sits just a short stroll away, adding a touch of indulgence to the area.

- Four Bedrooms
- Dining Room
- Beautifully Presented
- Tendring
- Oil Heating
- Generous Plot
- Field Views
- EPC - TBC

## ENTRANCE HALL

## OFFICE

9'00" 7'8" (2.74m 2.34m)



## LOUNGE

13'8" 13'00" (4.17m 3.96m)



## KITCHEN

19'00" 10'00" (5.79m 3.05m)



## DINING ROOM

15'00" 9'00" (4.57m 2.74m)



## BEDROOM THREE

12'00" 10'00" (3.66m 3.05m)



## BEDROOM ONE

13'00" 12'9" (3.96m 3.89m)



## BEDROOM FOUR

9'00" 8'00" (2.74m 2.44m)



## BEDROOM TWO

17'4" 7'3" (5.28m 2.21m)



## BATHROOM

8'2" 7'2" (2.49m 2.18m)



## SHOWER ROOM

8'7" 7'4" (2.62m 2.24m)



## 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

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

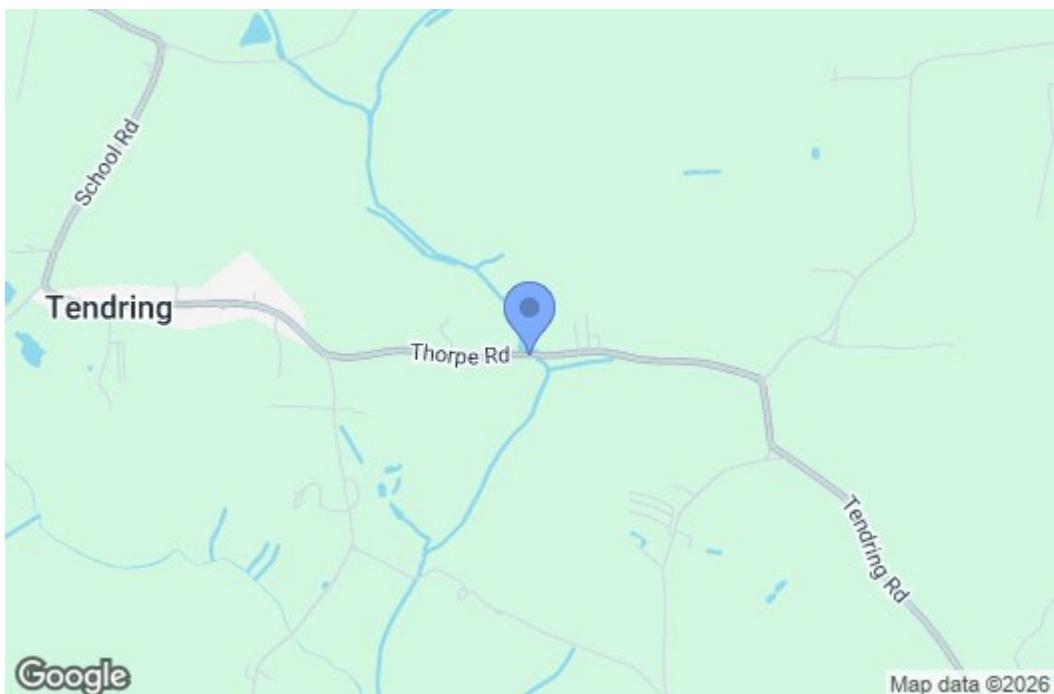
Flood Risk: Low

Additional Charges: No

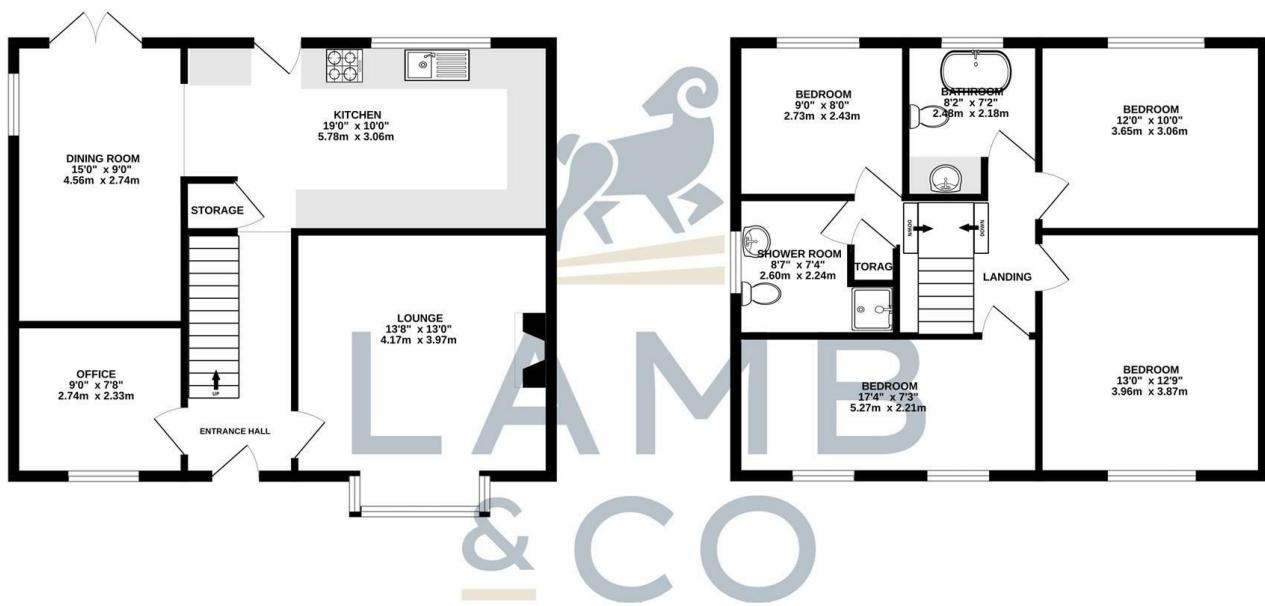
Seller's Position: Needs To Find

Garden Facing: North

## Map



## 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.