



LAMB & CO

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LEAS ROAD, CLACTON-ON-SEA, CO15 1DT

GUIDE PRICE £375,000

GUIDE PRICE £375,000 - £400,000. Situated in the highly sought-after Royals area of Clacton-on-Sea, this spacious four-bedroom semi-detached family home offers generous and versatile accommodation, ideal for modern family living. The property benefits from a substantial rear garden, providing the perfect space for outdoor entertaining, children to play, or future landscaping opportunities. Conveniently located within easy reach of the seafront, town centre, schools and local amenities, this is an excellent opportunity to acquire a well-proportioned home in one of Clacton's most desirable residential locations.

- Four Bedrooms
- Well Presented
- Integral Garage
- 90' South Facing Garden
- Royals Location
- EPC C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

8'00" 5'00" (2.44m 1.52m)

ENTRANCE HALL

LOUNGE/DINING ROOM

21'00" 12'4" (6.40m 3.76m)



KITCHEN

12'6" 11'5" (3.81m 3.48m)



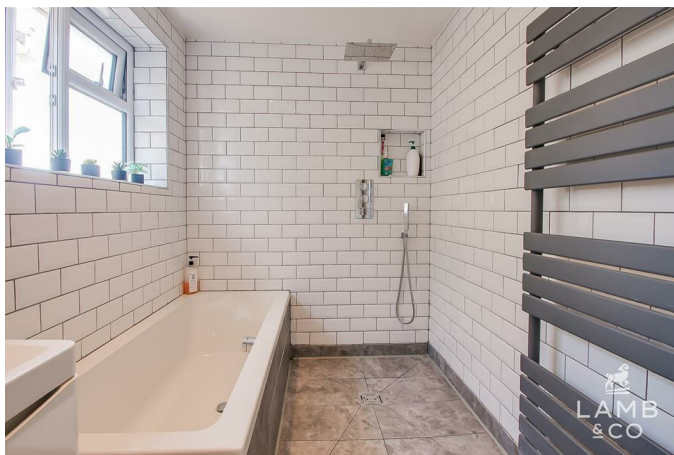
BEDROOM THREE

10'5" 8'3" (3.18m 2.51m)



BATHROOM

11'7" 6'00" (3.53m 1.83m)



BEDROOM FOUR

8'7" 8'00" (2.62m 2.44m)



BEDROOM TWO

12'00" 9'2" (3.66m 2.79m)



BEDROOM ONE

14'00" 12'4" (4.27m 3.76m)



- 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

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - No

Broadband: Ultrafast

Mobile Coverage: Good

O2 - Good

EE - Good

Three - Good

Vodafone - Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Rivers & Sea - Low

Surface Water - Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: South

Non-Standard Features to note: No

OUTSIDE

OUTSIDE REAR

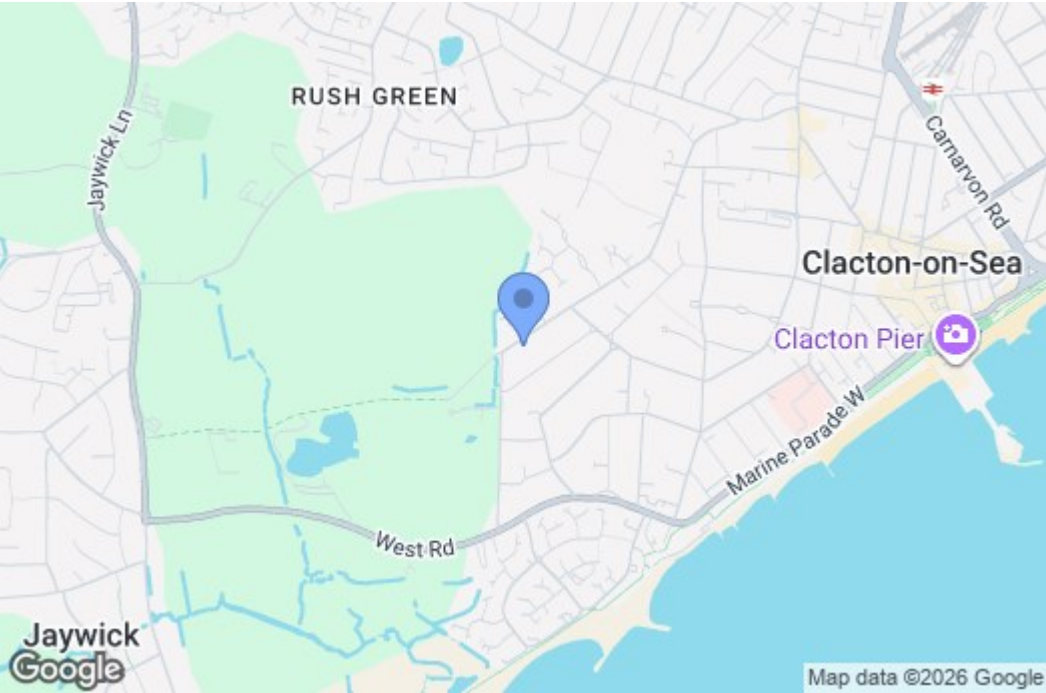
Agents Note Sales

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.

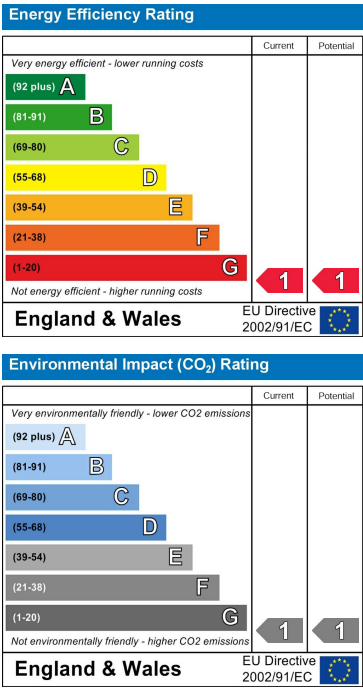
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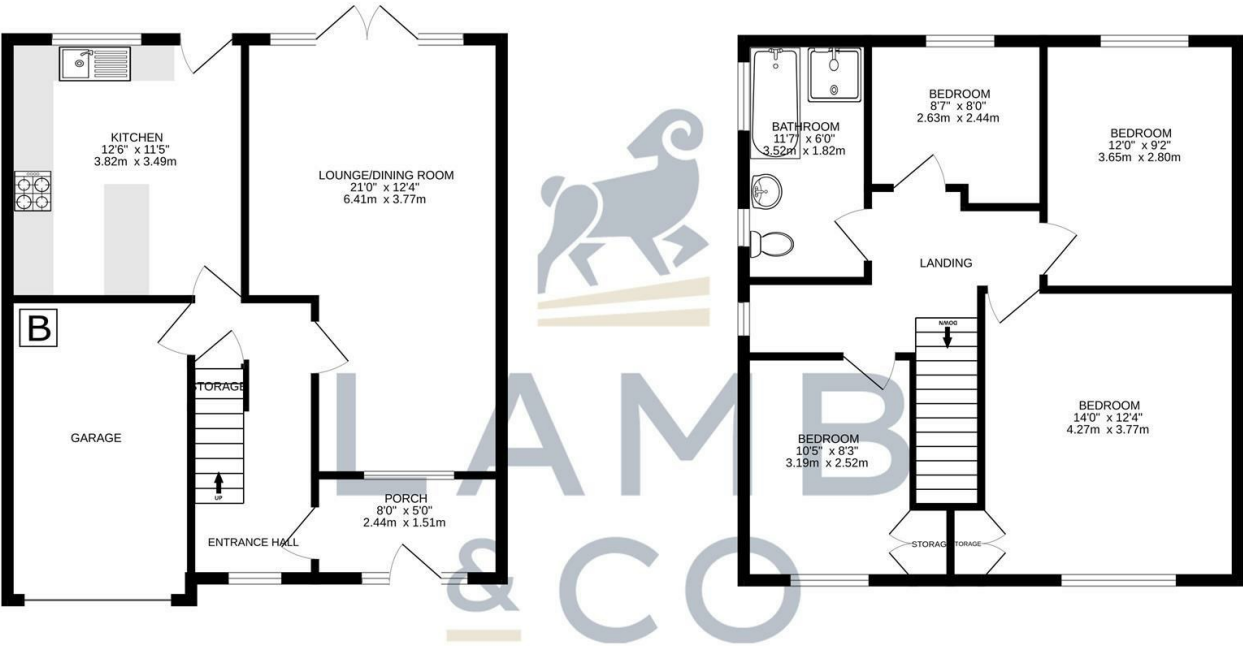
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1246 sq.ft. (115.8 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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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.