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## ELM FARM DRIVE, CLACTON-ON-SEA, CO16 8HY

OFFERS IN EXCESS OF £370,000

Built in 2020, this well-presented home is set on a desirable corner plot within a small, modern development. Enjoying attractive field views from the front, the property offers off-road parking, a garage, and a spacious interior featuring a generous kitchen and an en suite to the main bedroom – perfect for contemporary family living.

- Three Bedrooms
- Off-Road Parking & Garage
- En Suite To Bedroom One
- New Build Warranty - 5 Years
- South Facing Garden
- EPC B

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### BEDROOM ONE

13'0 x 11'6 (3.96m x 3.51m)



### EN SUITE

8'8 x 4'8 (2.64m x 1.42m)



### BEDROOM THREE

10'7 x 8'0 (3.23m x 2.44m)



### BATHROOM

10'7 x 6'3 (3.23m x 1.91m)



## BEDROOM TWO

12'0 x 9'3 (3.66m x 2.82m)



## OUTSIDE



## KITCHEN

20'0 x 11'5 (6.10m x 3.48m)



## LOUNGE

16'6 x 13'5 (5.03m x 4.09m)



## OUTSIDE REAR



## Material Information

Council Tax Band: D

Heating: Gas

Services: All mains

Broadband: Ultrafast

Mobile Coverage: Vodafone-86%, EE-82%, O2-78%, Three 68%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Low

Additional Charges: £320PA Appx

Seller's Position: Needs to find

Garden Facing: South

## Agents Note Sales

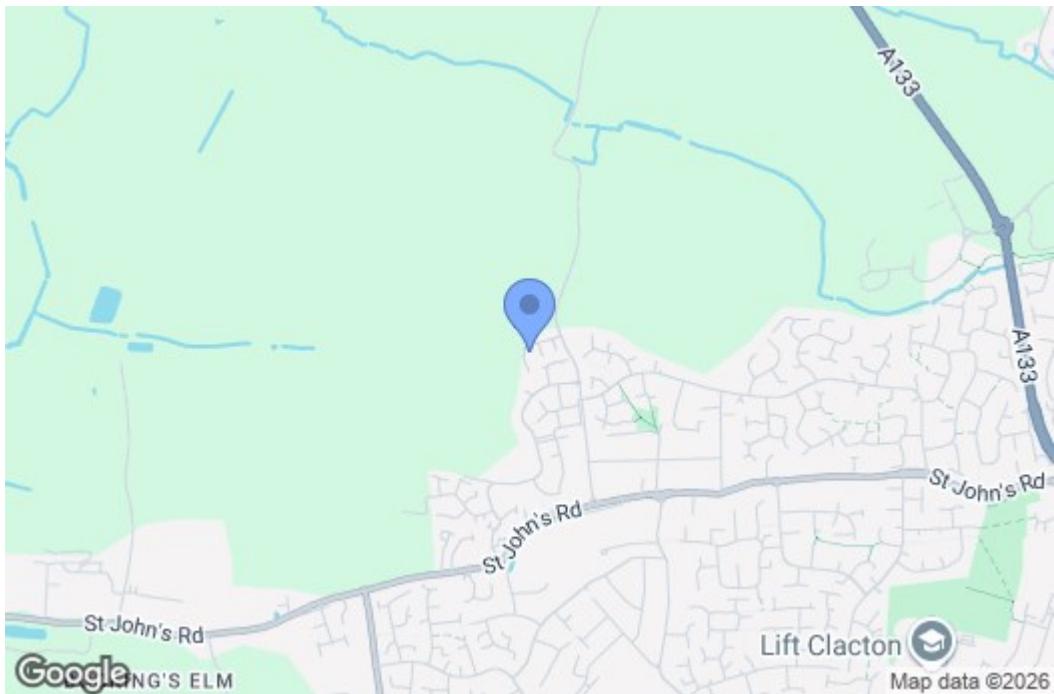
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## 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.

## Map

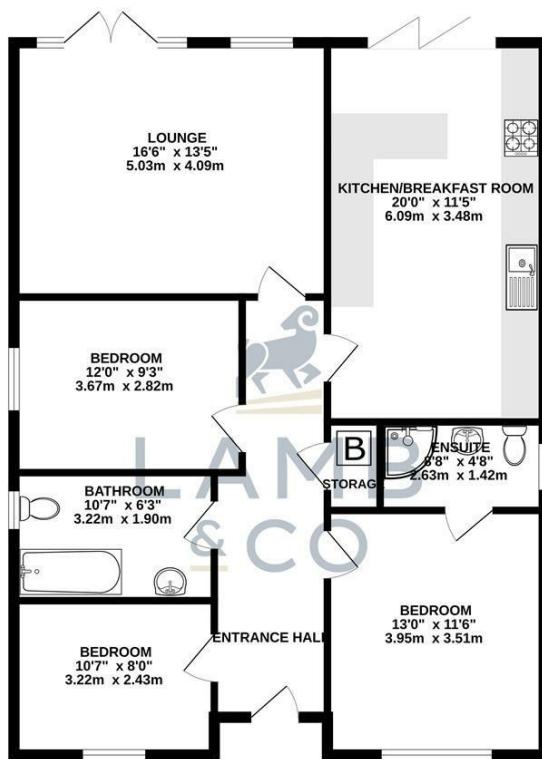


## EPC Graphs

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA: 1037 sq ft (96.3 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. 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.