



LAMB & CO

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Inspired by property, driven by passion.



## HARWICH ROAD, CLACTON-ON-SEA, CO16 9NL

PRICE £375,000

A well-presented four-bedroom semi-detached house located in the sought-after village of Little Clacton. This spacious family home offers a comfortable and versatile layout, featuring a bright and inviting living area and generously sized bedrooms throughout. The property boasts a generous south-facing garden, perfect for outdoor dining, entertaining, or enjoying the sunshine. With its appealing presentation and ample living space, this home is ideal for growing families or those seeking a peaceful yet well-connected location.

Conveniently positioned close to local amenities, schools, and transport links.

- Four Bedrooms
- Utility Room
- Off Road Parking
- Separate Piece Of Land To Rear That Can Be Rented Or Purchased From The Council
- Generous South Facing Garden
- EPC - C
- Summer House



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### BATHROOM

4'11" 4'7" (1.50m 1.40m)

### LOUNGE

15'5" 10'5" (4.70m 3.18m)



### KITCHEN

11'4" 9'3" (3.45m 2.82m)



### UTILITY ROOM

15'7" 4'7" (4.75m 1.40m)



### SITTING/DINING ROOM

17'2" 12'7" (5.23m 3.84m)



### BEDROOM ONE

15'5" 8'1" (4.70m 2.46m)



## EN SUITE

3'9" x 4'1" (1.15 x 1.27)



## BATHROOM

6'5" 6'1" (1.96m 1.85m)

## BEDROOM FOUR

10'2" 9'3" (3.10m 2.82m)



## BEDROOM TWO

12'7" 11'6" (3.84m 3.51m)



## OUTSIDE

## OUTSIDE REAR



## BEDROOM THREE

12'7" 10'6" (3.84m 3.20m)



## 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: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

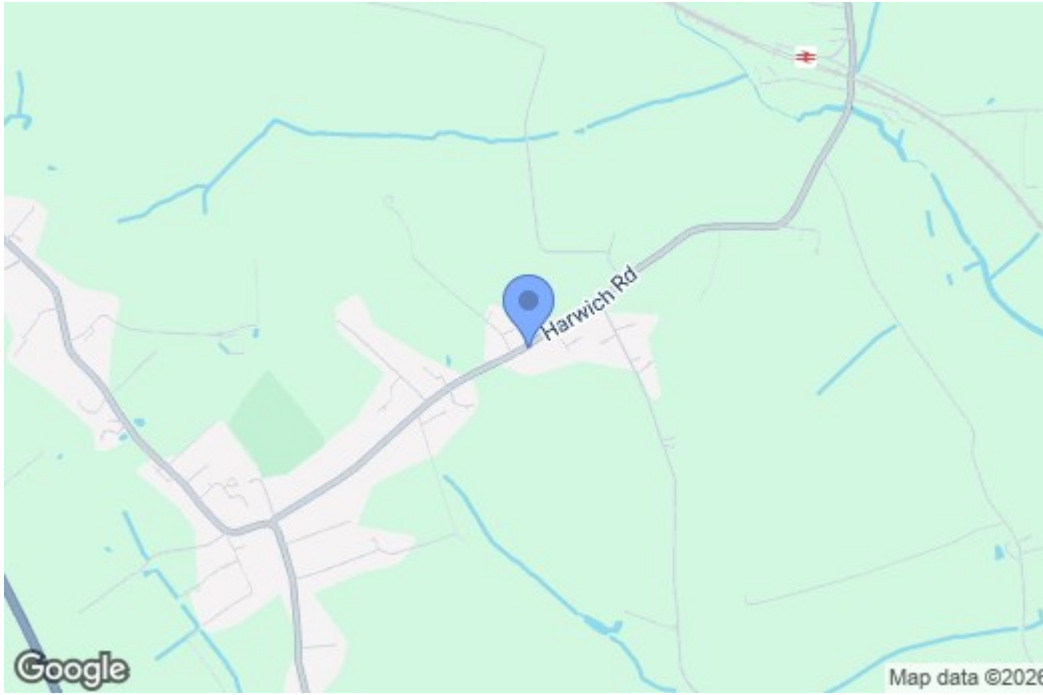
Additional Charges: No

Seller's Position: Needs To Find (Has Found A Property)

Garden Facing: South



## Map



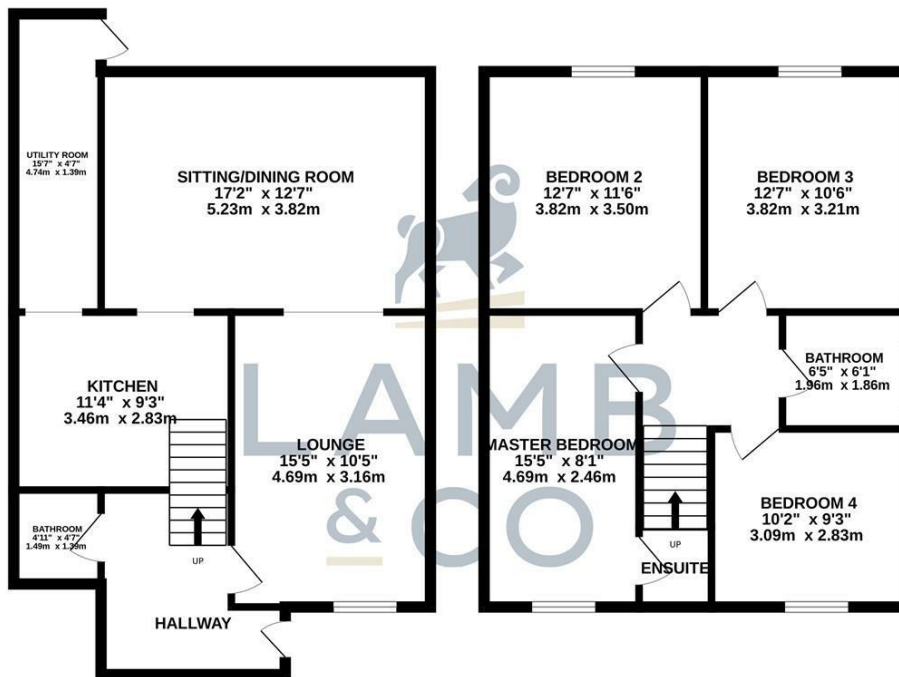
## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floorplan

GROUND FLOOR  
1264 sq.ft. (117.4 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 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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