



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



GATEFIELD CLOSE, WALTON ON THE NAZE, CO14 8SH

PRICE £289,995

Conveniently located close to bus routes, local amenities and shops, the property has everything you need on your doorstep. With three bedrooms, two bathrooms and a spacious lounge/diner, ideal for a family.

Additional benefits include a conservatory, off-road parking and garage.

- Three Bedrooms
- Off-Road Parking & Garage
- Two Bathrooms
- Generous Lounge/Diner
- Conservatory
- EPC C

Accommodation comprises with approximate room sizes as follows:

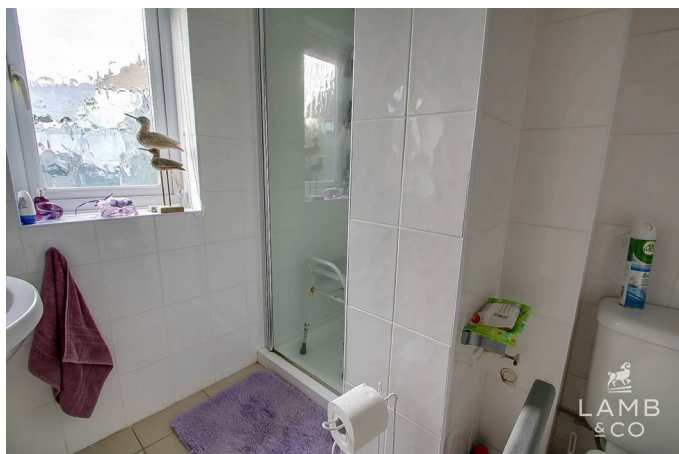
Entrance door to:

PORCH

ENTERANCE HALLWAY

SHOWER ROOM

6'8 x 6'0 (2.03m x 1.83m)



LOUNGE/DINER

21'0 x 14'5 (6.40m x 4.39m)



KITCHEN

14'4 x 7'7 (4.37m x 2.31m)



CONSERVATORY

11'0 x 9'0 (3.35m x 2.74m)



BEDROOM THREE

10'5 x 8'0 (3.18m x 2.44m)



FIRST FLOOR

BEDROOM ONE

14'11 x 11'6 (4.55m x 3.51m)



BEDROOM TWO

9'6 x 8'0 (2.90m x 2.44m)



BATHROOM

9'6 x 5'4 (2.90m x 1.63m)



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.

Additional Information Clacton

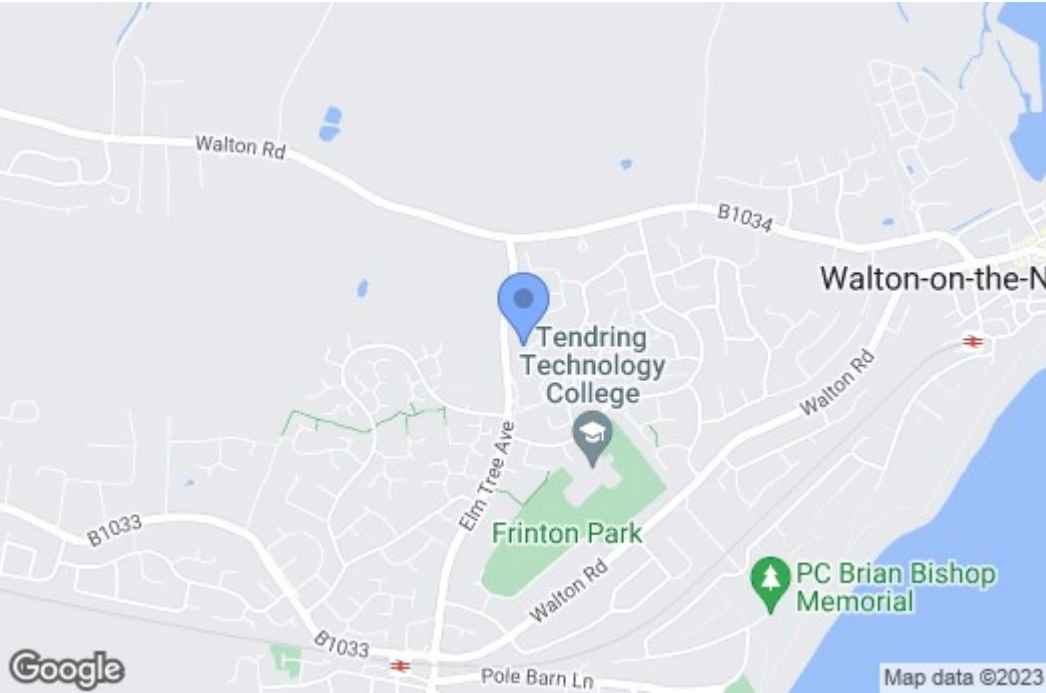
Council Tax Band: C

Heating: Gas

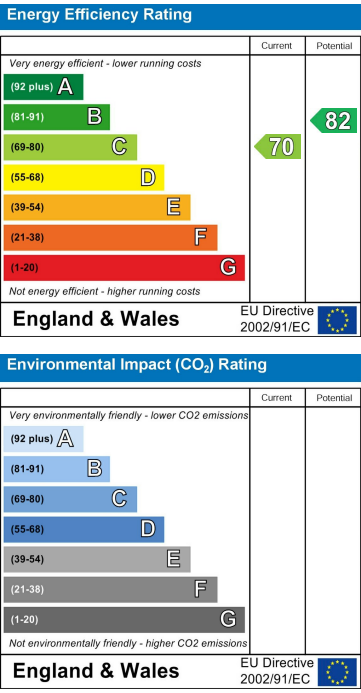
Seller's Position: Found



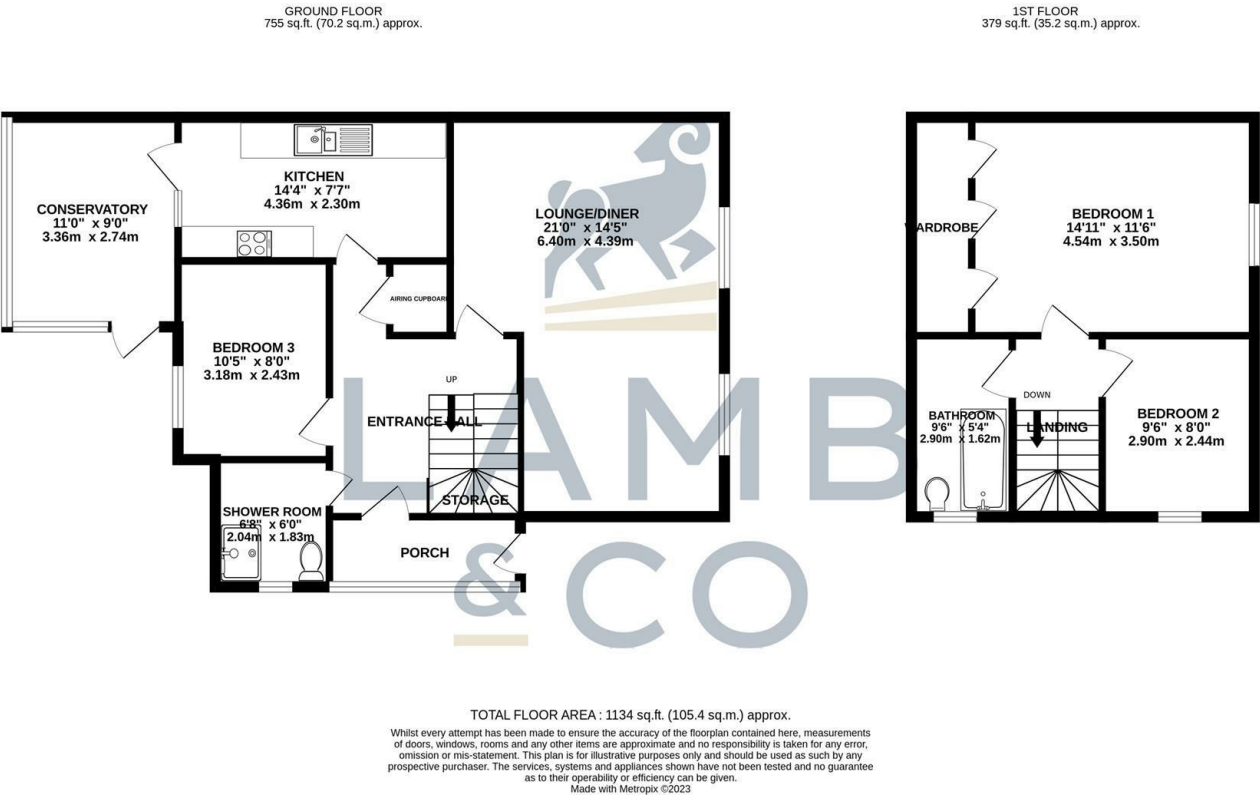
Map



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.