



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



**WASH LANE, CLACTON-ON-SEA, CO15 1BT**

**GUIDE PRICE £500,000**

Guide price- £500,000-£525,000. Immaculately presented throughout with a sumptuous interior; perfectly combining a classically elegant style with a tasteful modern twist, while retaining character charm. The open plan kitchen/ diner offers ample space for cooking, dining and entertaining, and leads into the south facing, landscaped garden. With a flexible layout, the property offers five bedrooms and three bathrooms. Additional benefits include off-road parking, a garage and an outhouse.

- Five Bedrooms
- Off-Road Parking & Garage
- En Suite To Bedroom One
- Out Building
- Study
- EPC D

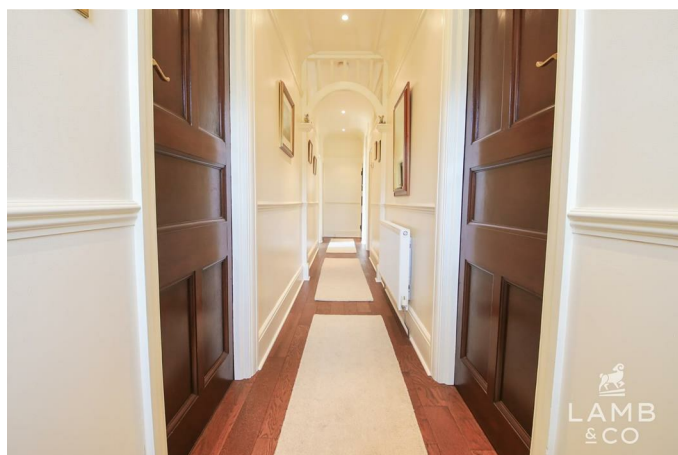


Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**PORCH**

**ENTRANCE HALLWAY**



**LOUNGE**

17'6 x 12'0 (5.33m x 3.66m)



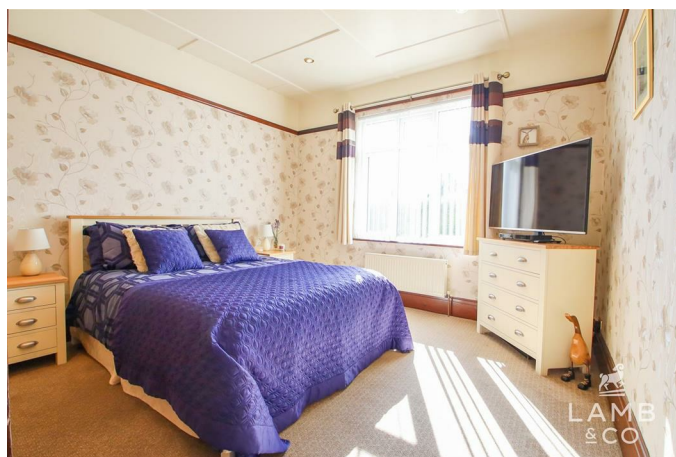
**BEDROOM TWO**

13'10 x 12'0 (5.44m x 3.66m)



**BEDROOM THREE**

13'11 x 11'9 (4.24m x 3.58m)



**SHOWER ROOM**

12'0 x 4'9 (3.66m x 1.45m)



## WC

7'1 x 2'11 (2.16m x 0.89m)



## BEDROOM FIVE

12'1 x 9'2 (3.68m x 2.79m)



## KITCHEN/DINER

18'11 x 17'8 (5.77m x 5.38m)



## FIRST FLOOR



## BEDROOM ONE

13'4 x 13'1 (4.06m x 3.99m)

## EN SUITE

8'10 x 4'8 (2.69m x 1.42m)



## STUDY

14'2 x 7'5 (4.32m x 2.26m)



## OUTSIDE

### OUTSIDE REAR



## BATHROOM

8'7 x 5'11 (2.62m x 1.80m)



### 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.

## BEDROOM FOUR

13'1 x 10'0 (3.99m x 3.05m)



### Additional Information Clacton

Council Tax Band: E

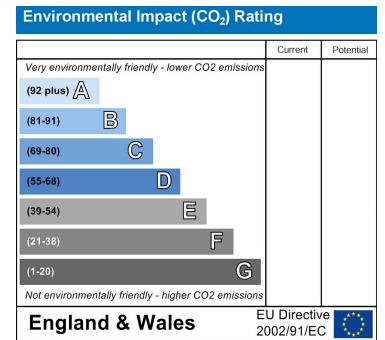
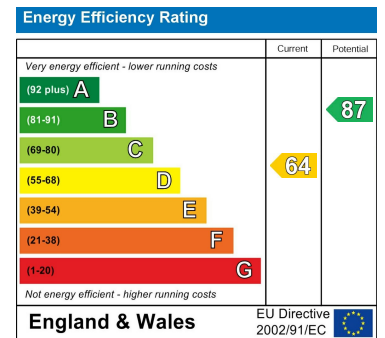
Heating: Gas

Seller's Position: Found

## Map

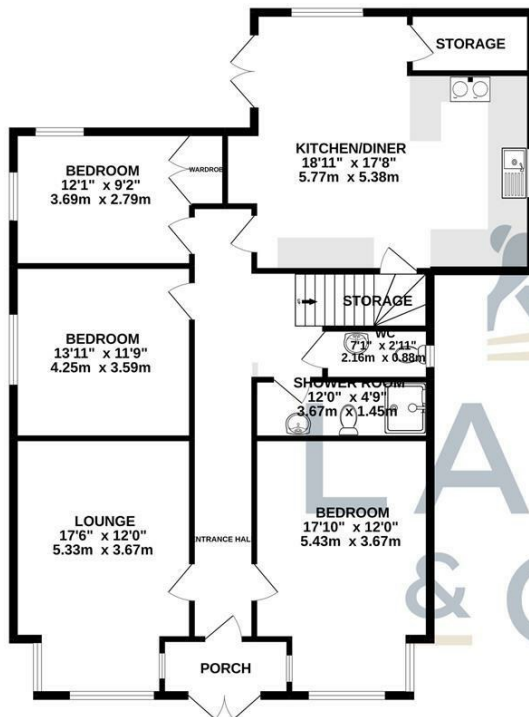


## EPC Graphs

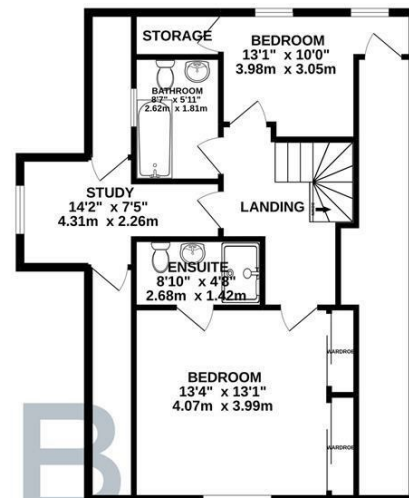


## Floorplan

GROUND FLOOR  
1305 sq.ft. (121.2 sq.m.) approx.



1ST FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 2078 sq.ft. (193.0 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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