



LAMB & CO

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Inspired by property, driven by passion.



RUSH GREEN ROAD, CLACTON-ON-SEA, CO16 7BL

OFFERS IN EXCESS OF £280,000

With kerb appeal aplenty, this family home boasts off-road parking, garage and a well-planned garden. Internally the property benefits from a generous lounge, three double bedrooms and a conservatory, expanding the living space and allowing for ample light.

- Three Bedrooms
- Off-Road Parking & Garage
- Generous Lounge/Diner
- Conservatory
- Well-Planned Garden
- EPC: D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALLWAY

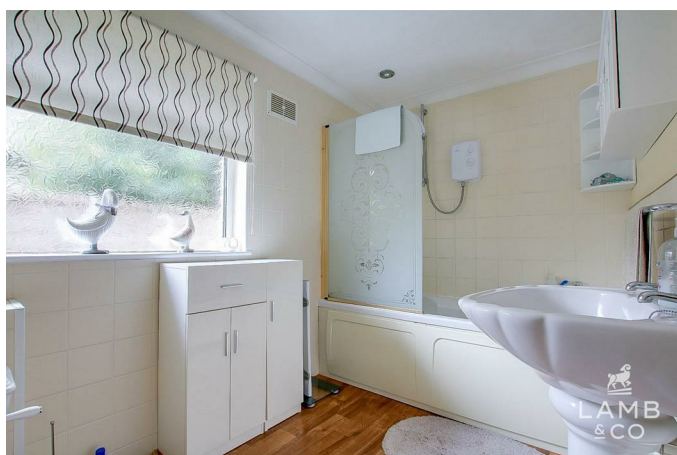
BEDROOM THREE

12'5 x 10'10 (3.78m x 3.30m)



BATHROOM

10'2 x 5'11 (3.10m x 1.80m)



KITCHEN

13'6 x 10'6 (4.11m x 3.20m)



CONSERVATORY

27'8 x 6'11 (8.43m x 2.11m)

LOUNGE/DINER

29'5 x 13'2 (8.97m x 4.01m)



LOUNGE/DINER VIEW 2



FIRST FLOOR

BEDROOM ONE

14'6 x 12'0 (4.42m x 3.66m)



BEDROOM TWO

14'6 x 10'0 (4.42m x 3.05m)



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

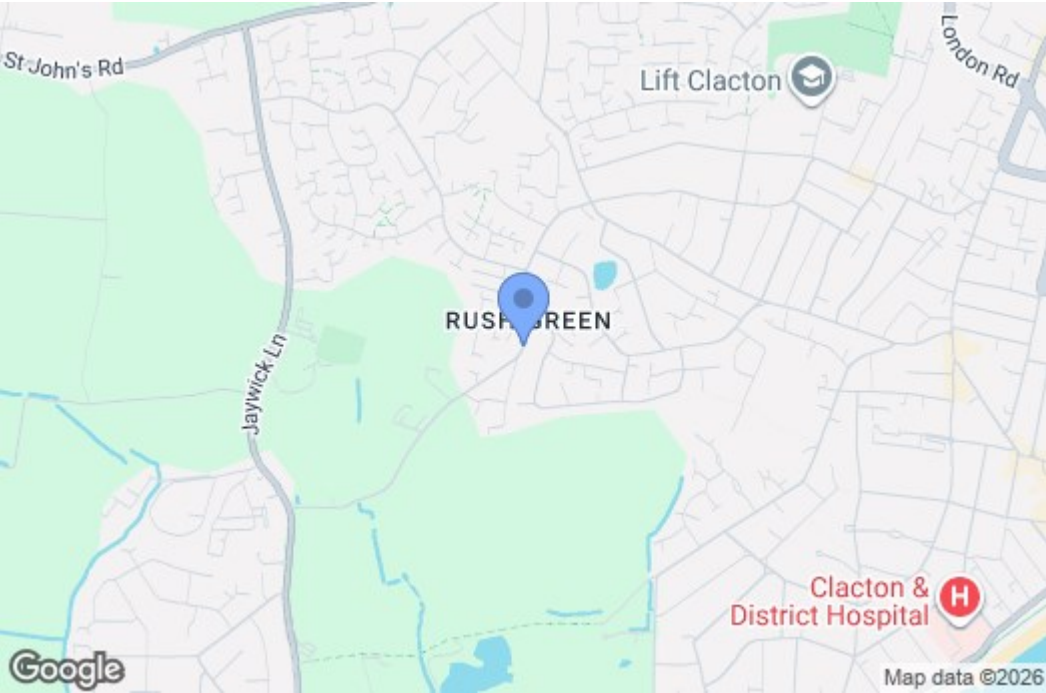
Heating: Gas

Seller's Position: Needs to find

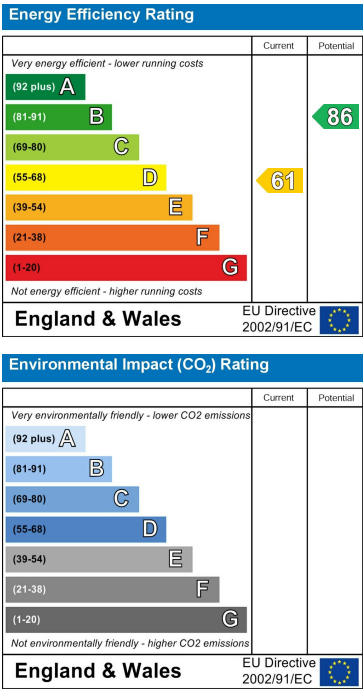
Garden Facing :East



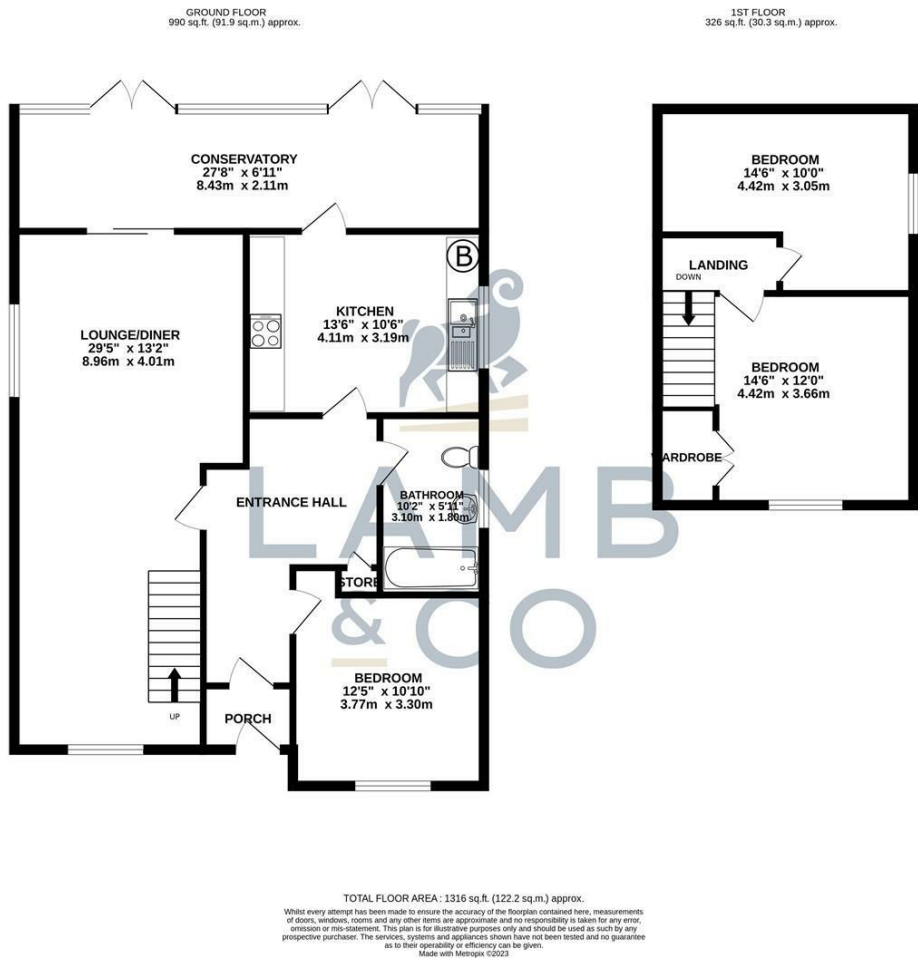
Map



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.