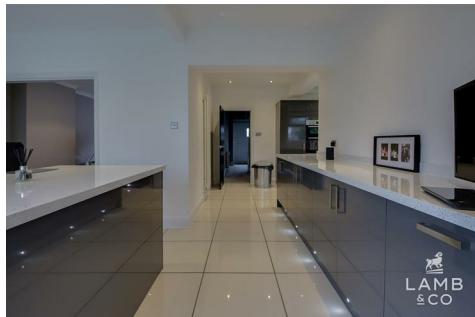




LAMB & CO

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Inspired by property, driven by passion.



BEDFORD ROAD, CLACTON-ON-SEA, CO15 5LF

OFFERS IN EXCESS OF £575,000

This stunning four-bedroom detached house in the sought-after area of Holland-on-Sea is exceptional throughout, offering a perfect blend of style, space, and modern living. Beautifully presented, the property features a bright and spacious lounge, a contemporary open-plan kitchen/dining area, and four generously sized bedrooms, including a luxurious master with en-suite. Externally, the home boasts a well-maintained garden, ideal for outdoor entertaining, along with a private driveway and garage providing ample parking.

Located close to the seafront, local amenities, and excellent transport links, this outstanding home is a must-see.

- Four Bedrooms
- Holland-On-Sea
- Immaculate Throughout
- En-Suite
- Garage & Off Road Parking
- EPC - C

ENTRANCE HALL

LOUNGE

24'8" 12'4" (7.52m 3.76m)



KITCHEN

14'8" 9'00" (4.47m 2.74m)



DINING AREA

19'2"11'5" (5.84m3.48m)



BATHROOM

9'00" 6'6" (2.74m 1.98m)



BEDROOM THREE

12'2" 9'00" (3.71m 2.74m)

BEDROOM ONE

13'9" 10'8" (4.19m 3.25m)



BEDROOM FOUR

8'2" 6'00" (2.49m 1.83m)

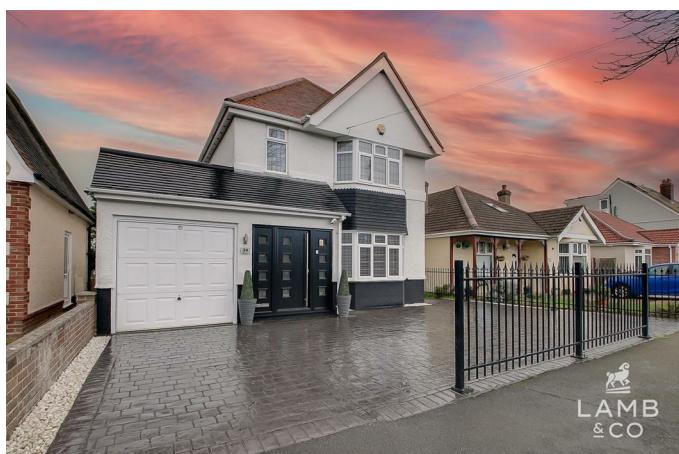


EN SUITE

10'8" 5'1" (3.25m 1.55m)



OUTSIDE

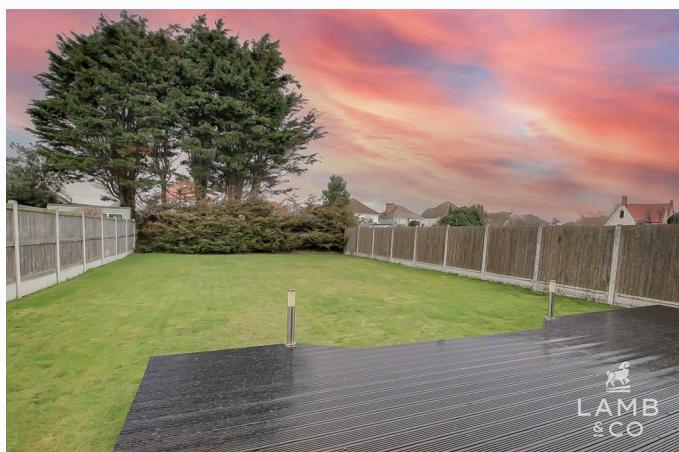


BEDROOM TWO

14'4" 13'2" (4.37m 4.01m)



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.

Material Information

Council Tax Band: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: O2, Three - Likely. EE, Vodafone - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

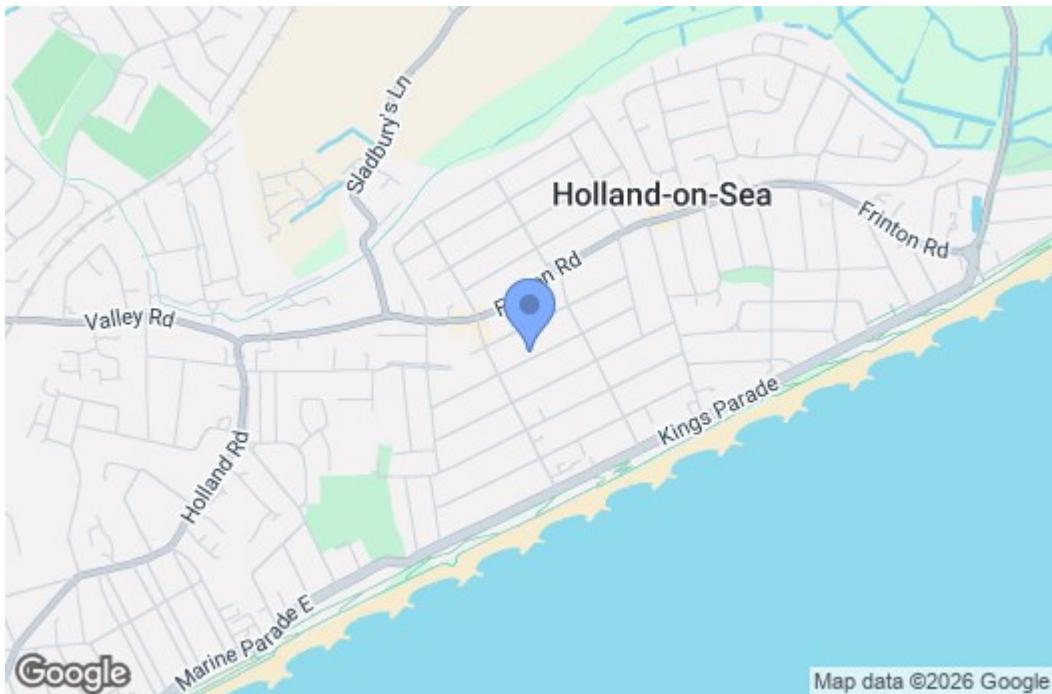
Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: North

Map

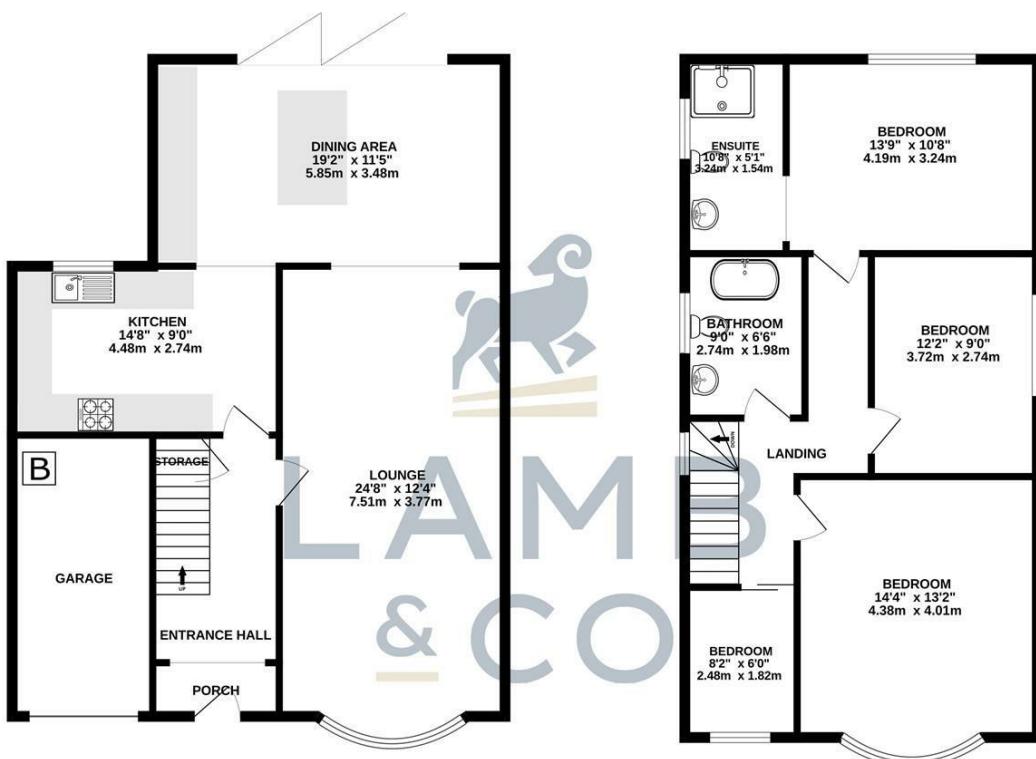


EPC Graphs

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

Floorplan



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained within, 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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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.