



LAMB & CO

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Inspired by property, driven by passion.



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

GUIDE PRICE £290,000

\*\* Guide Price £290,000 - £300,000 \*\* 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:

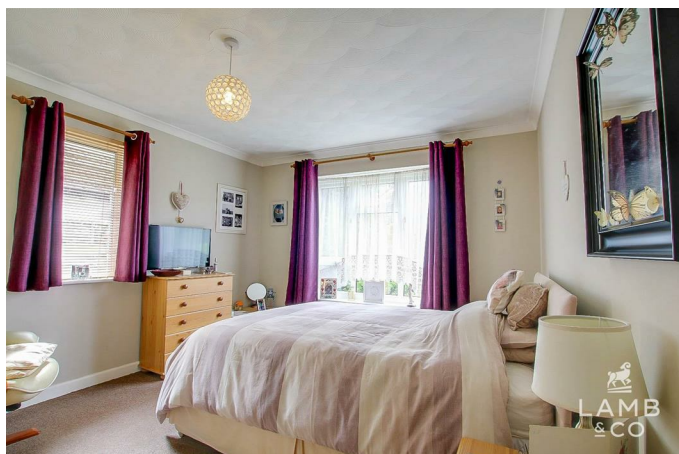
Entrance door to:

**PORCH**

**ENTRANCE HALLWAY**

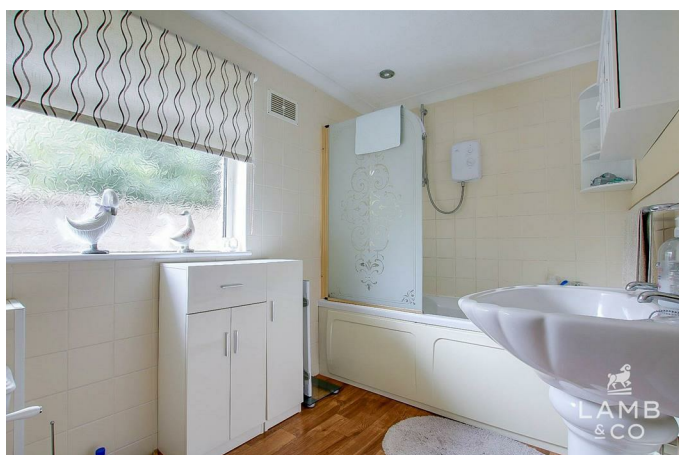
**BEDROOM THREE**

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

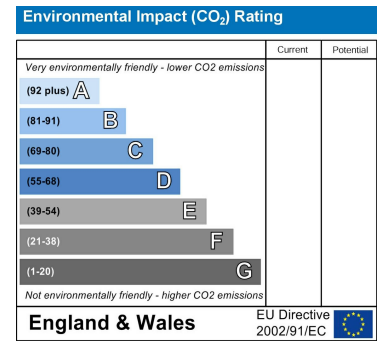
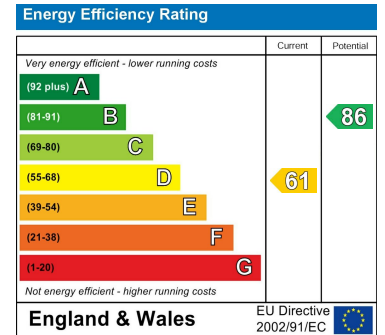
Garden Facing :East



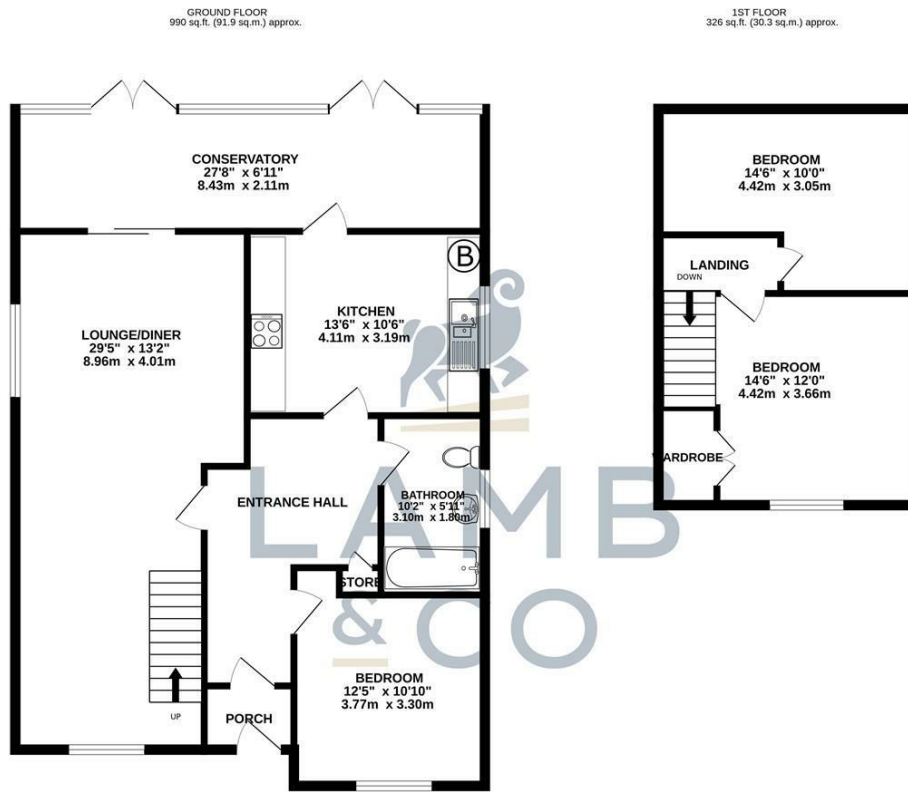
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1316 sq.ft. (122.2 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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