



LAMB & CO

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Inspired by property, driven by passion.



## TURNER CLOSE, CLACTON-ON-SEA, CO16 8FY OFFERS IN EXCESS OF £220,000

Overlooking greensward to front, this 2011 'Abbey Homes' built house is offered in superb order throughout and benefits from landscaped garden, en-suite to master and no onward chain.

- Two Bedrooms
- Greensward to Front
- No Onward Chain
- Built 2011
- Allocated Parking
- EPC - C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### KITCHEN

17'2" 7'00" (5.23m 2.13m)

### W.C

6'00" 3'00" (1.83m 0.91m)

### LOUNGE

14'00" 13'00" (4.27m 3.96m)



### BEDROOM TWO

13'8" 10'00" (4.17m 3.05m)



### BATHROOM

6'9" 6'4" (2.06m 1.93m)



### BEDROOM ONE

14'00" 13'00" (4.27m 3.96m)



### EN SUITE

7'3" 3'9" (2.21m 1.14m)

### 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.

## Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

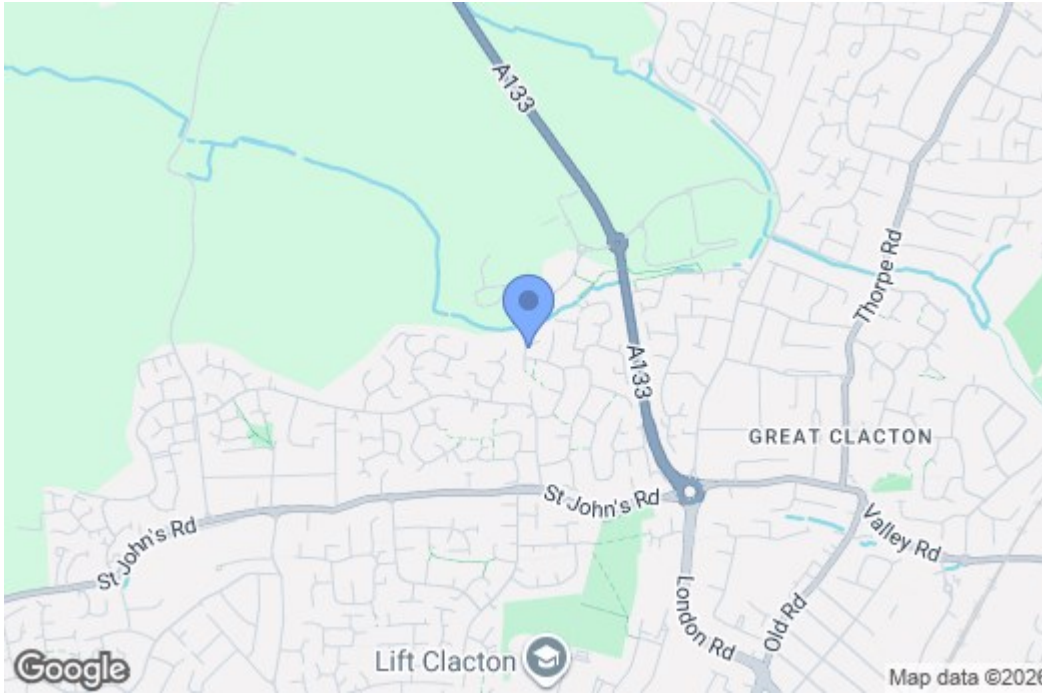
Additional Charges: No

Seller's Position: No Onward Chain

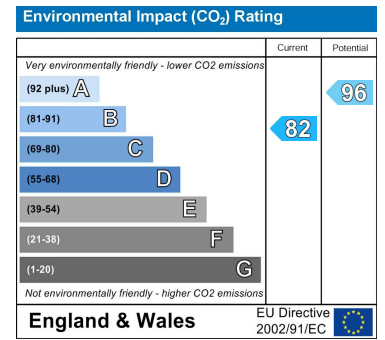
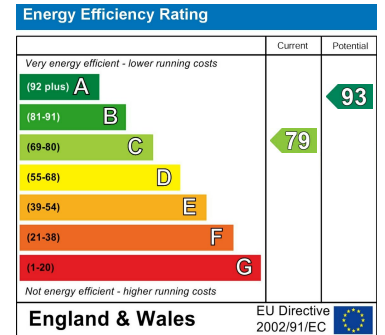
Garden Facing: South



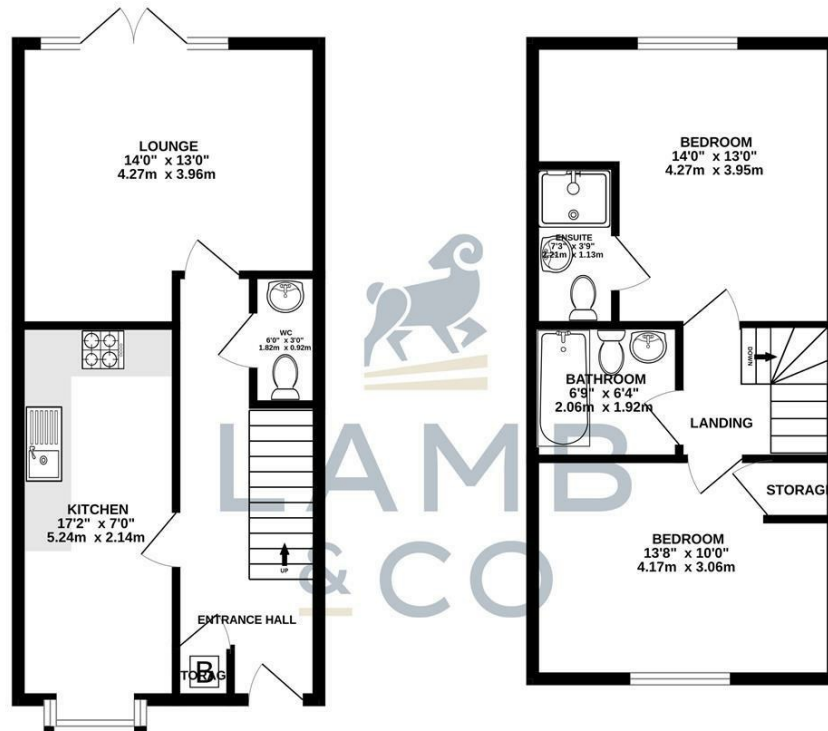
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 828 sq ft. (76.9 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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