



LAMB & CO

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NEWINGTON GARDENS, CLACTON-ON-SEA, CO15 4UP

PRICE £249,500

A stylish and move-in ready starter home positioned in the popular Great Clacton area with proximity to supermarkets and the shopping village. This attractive home benefits from driveway parking for more than one vehicle, a garage, and a well-planned, west-facing garden.

- Two Bedrooms
- Great Clacton
- Garage
- Close To Amenities
- Well Presented Throughout
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH



LOUNGE

17'2" x 13'0" (5.23m x 3.96m)



KITCHEN

13'0" x 10'0" (3.96m x 3.05m)



LANDING

BEDROOM TWO

13'0" x 9'2" (3.96m x 2.79m)



BATHROOM

8'4" x 4'8" (2.54m x 1.42m)



BEDROOM ONE

13'0" x 11'6" (3.96m x 3.51m)



OUTSIDE FRONT



OUTSIDE REAR



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.

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.

Material Information

Council Tax Band: B

Heating: Gas

Services: Mains water and electric

Broadband: Ultrafast

Mobile Coverage: O2, Three, Vodafone & EE

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

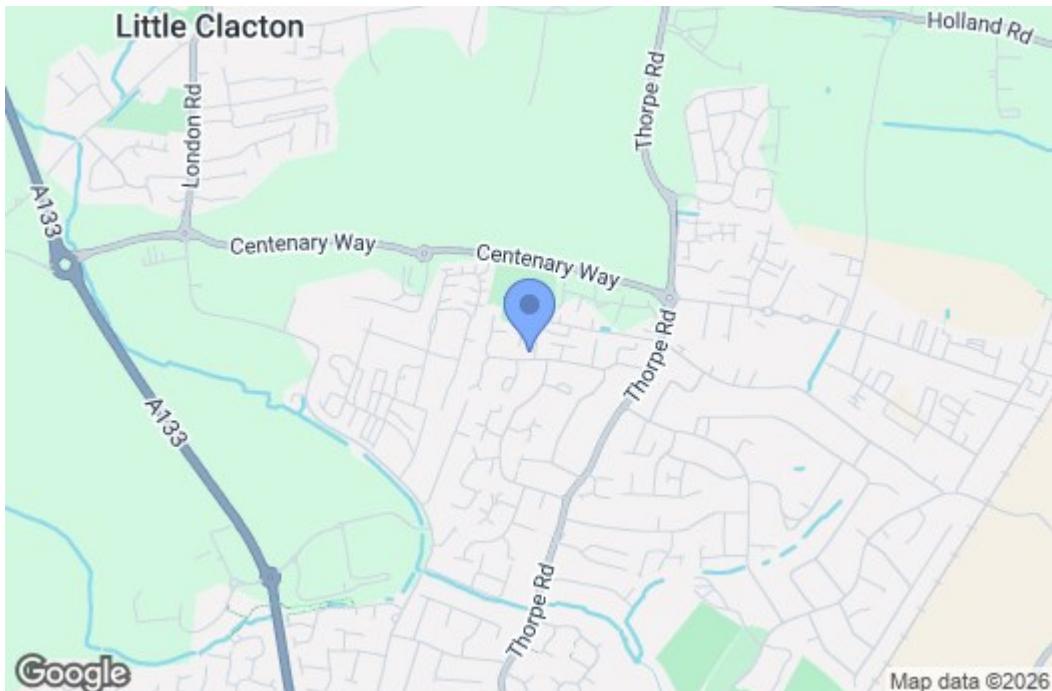
Flood Risk: Rivers & sea: Very low - Surface water: Very low

Additional Charges: N/A

Seller's Position: Need to find

Garden Facing: West

Map

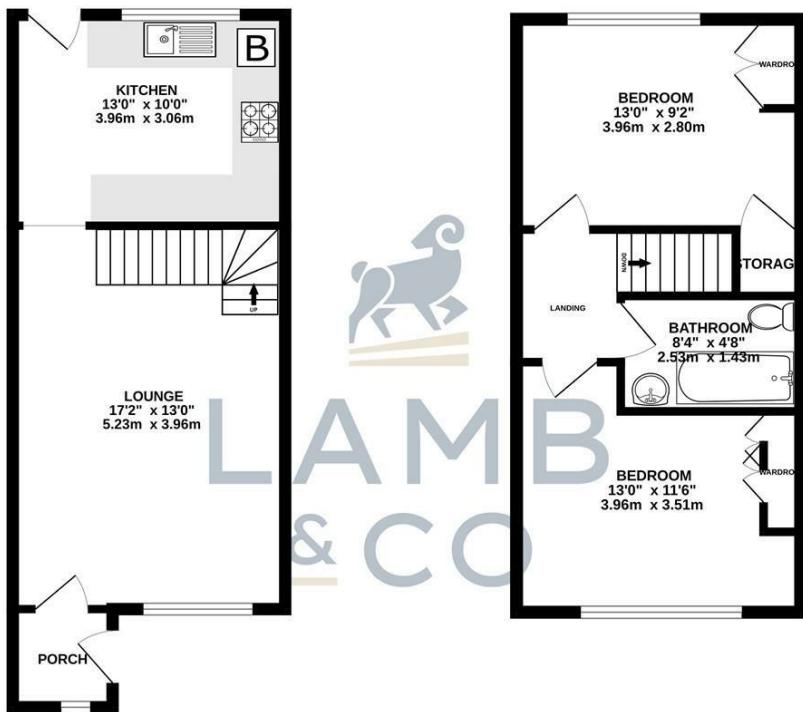


EPC Graphs

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 : 741 sq ft (68.8 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.