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**HAZELWOOD CRESCENT, CLACTON-ON-SEA, CO16 9PB**

**PRICE £385,000**

This attractive property occupies a sought after position in the village of Little Clacton. Beautifully presented throughout, and boasting generous bedrooms, the sizeable kitchen/diner with built-in appliances opens up into the lounge, offering the perfect space for entertaining the family. Additional benefits include utility room and off-road parking.

- Four/Five Bedrooms
- Off Road Parking
- Log Burner
- Utility Room
- Village Location
- Field Views
- Well Presented
- EPC - D

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### BEDROOM TWO

12'9" x 10'0" (3.89m x 3.05m )



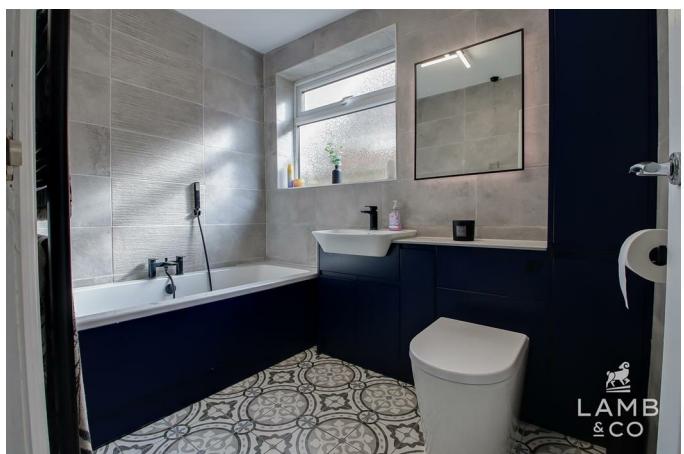
### BEDROOM FOUR

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



### BATHROOM

8'4" x 6'0" (2.54m x 1.83m )



### UTILITY ROOM

14'0" x 6'0" (4.27m x 1.83m )

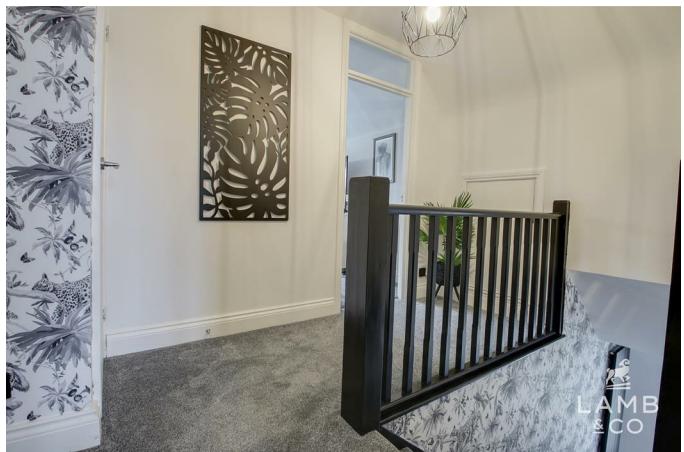


## KITCHEN/BREAKFAST ROOM

21'5" x 12'0" (6.53m x 3.66m )



## LANDING



## LOUNGE

16'0" x 13'0" (4.88m x 3.96m )



## BEDROOM ONE

12'8" x 11'6" (3.86m x 3.51m )



## DINING ROOM/BEDROOM

16'3" x 7'5" (4.95m x 2.26m )



## BEDROOM THREE

11'7" x 9'7" (3.53m x 2.92m )



## OUTSIDE REAR



Council Tax Band: C

Heating: Gas

Services: Mains

Broadband: Ultrafast

Mobile Coverage: EE likely. Three, O2 & Vodafone limited.

Construction: Conventional

Restrictions: None

Rights & Easements: None

Flood Risk: Surface water: Low. Rivers and seas: Very low.

Additional Charges: None

Seller's Position: Need to find

Garden Facing: South

## OUTSIDE FRONT



## AML

### ANTI-MONEY LAUNDERING REGULATIONS 2017

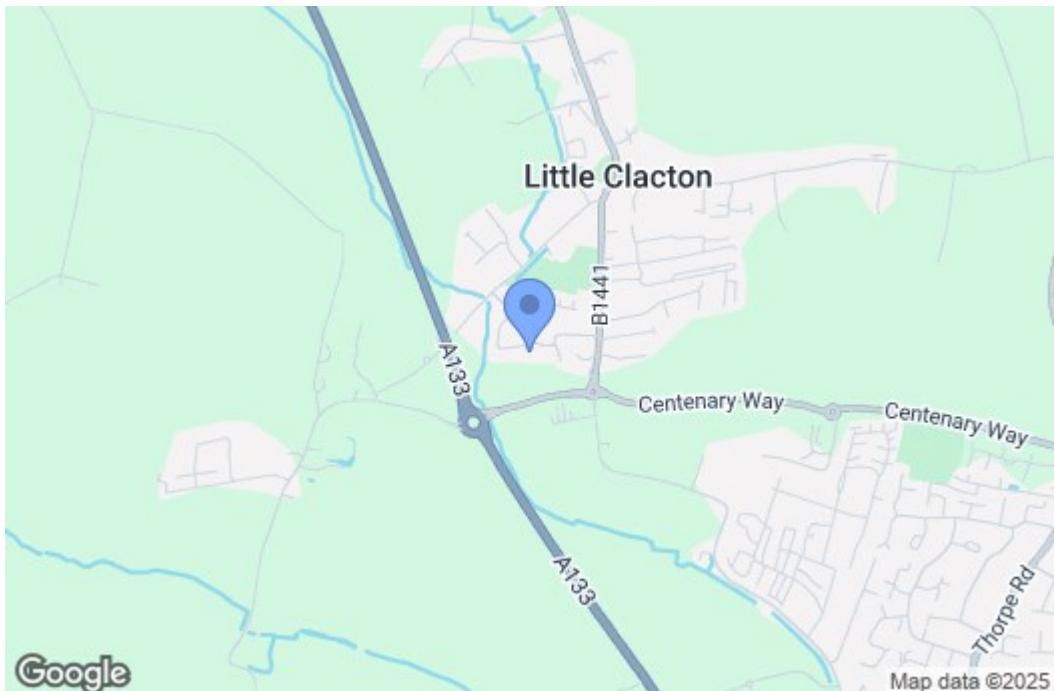
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## 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

## Map

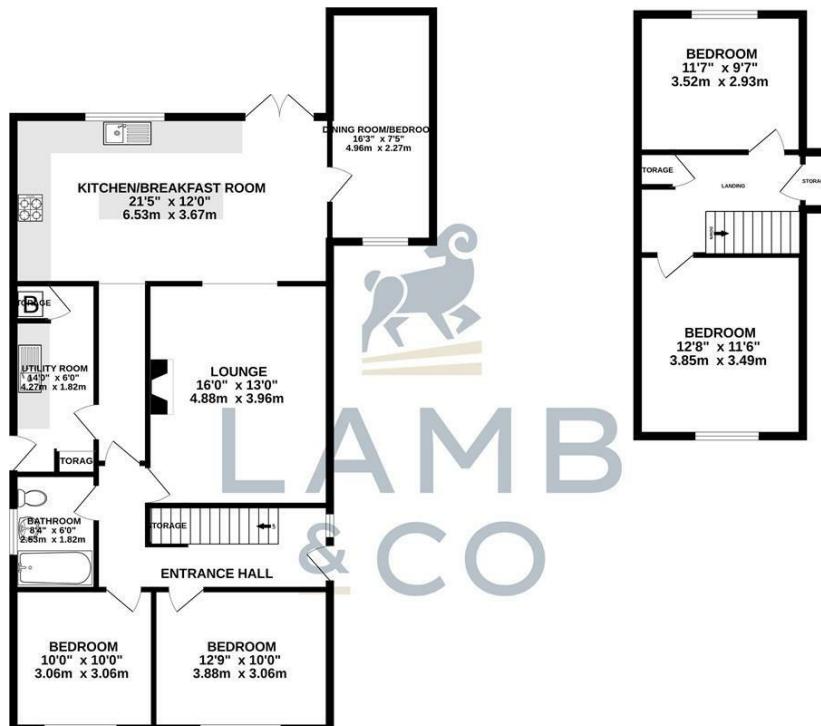


## EPC Graphs

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

## Floorplan



TOTAL FLOOR AREA: 1477 sq ft (137.2 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 inaccuracy. 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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