



LAMB & CO

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Inspired by **property**, driven by **passion**.



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



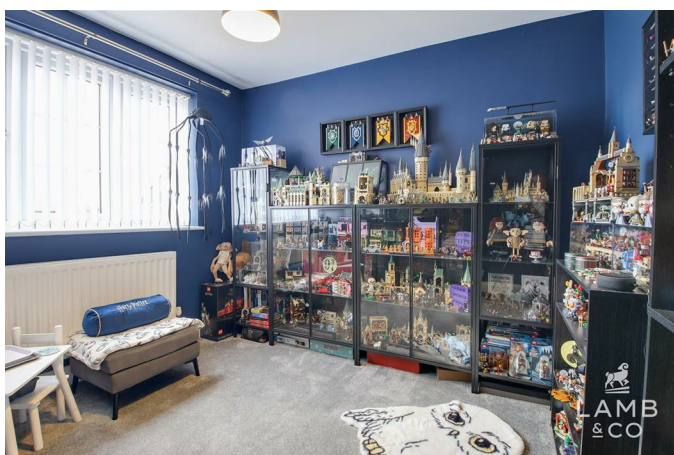
BEDROOM TWO

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)

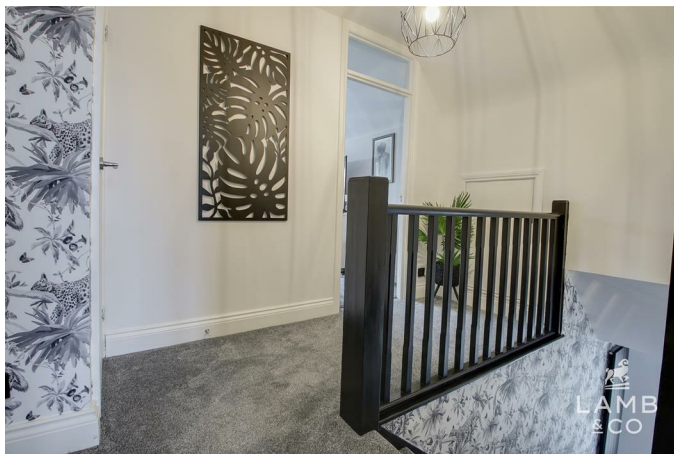


KITCHEN/BREAKFAST ROOM

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



LANDING



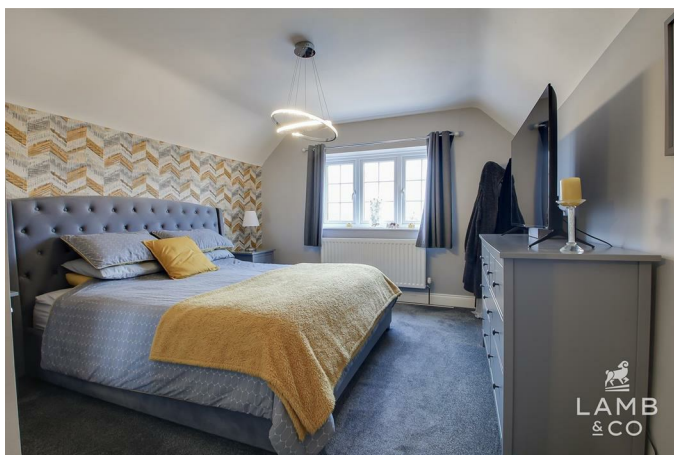
LOUNGE

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

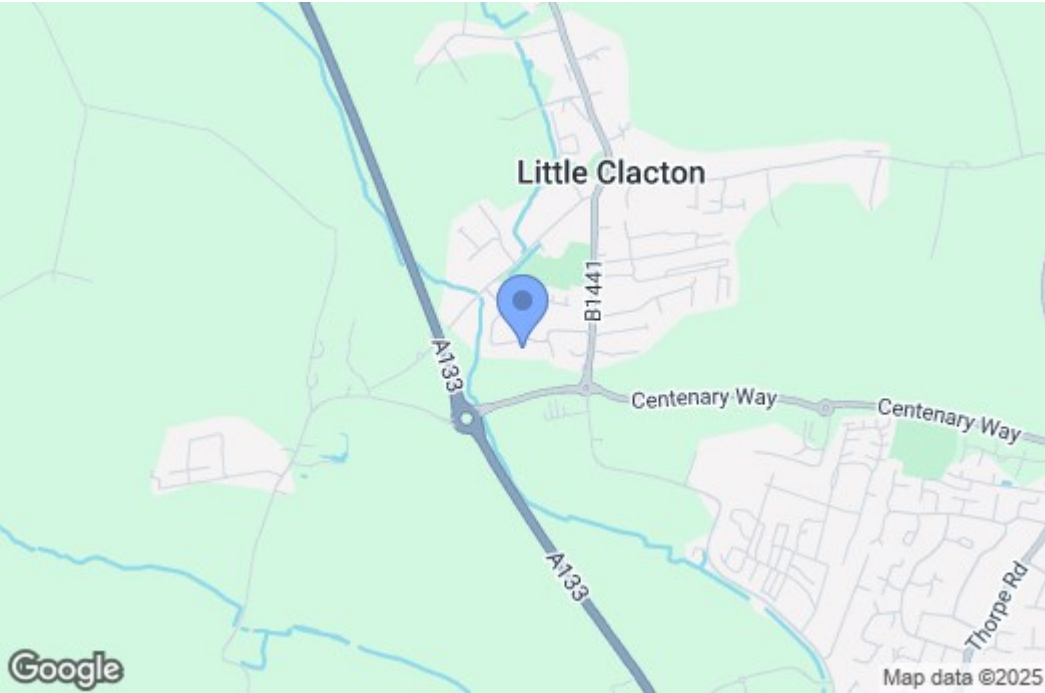
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Agents Note Sales

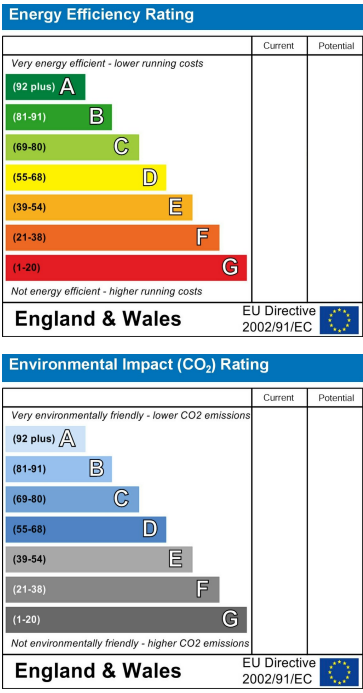
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Material Information

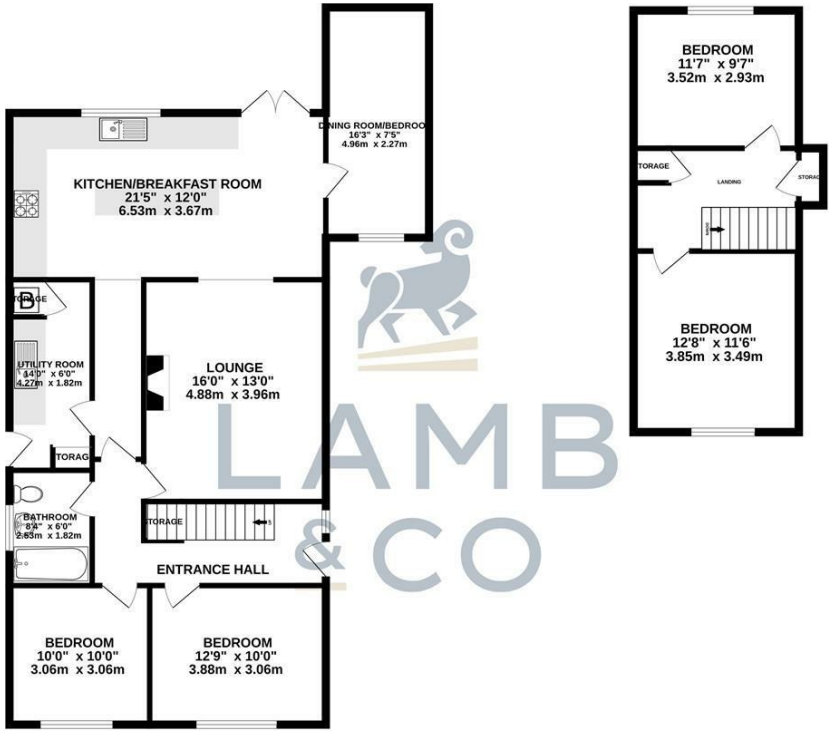
Map



EPC Graphs



Floorplan



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.