



LAMB & CO

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Inspired by property, driven by passion.



## CHANDLERS CLOSE, CLACTON-ON-SEA, CO16 7AX

### GUIDE PRICE £300,000

GUIDE PRICE £300,000 - £325,000. spacious family home features a bright and versatile lounge/diner, ideal for both relaxing and entertaining. The property benefits from a fitted kitchen, generously sized bedrooms, and a family bathroom. Externally, the home offers a private rear garden, a garage, and off-road parking, providing convenience for multiple vehicles. Situated within easy reach of local amenities, schools, and the seafront, this property is perfectly suited for families seeking comfort and practicality

- Four Bedrooms
- South Facing Garden
- Kitchen Appliances To Stay
- Downstairs W.C
- Garage & Off Road Parking
- House Alarm
- Lounge/Diner
- EPC - TBC



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### W.C

7'7" 3'6" (2.31m 1.07m)

### KITCHEN

11'9" 9'9" (3.58m 2.97m)

### LOUNGE/DINER

21'7" 14'00" (6.58m 4.27m )

### BEDROOM THREE

11'8" 9'00" (3.56m 2.74m)

### BEDROOM FOUR

11'2" 7'7" (3.40m 2.31m)

### BATHROOM

7'7" 7'00" (2.31m 2.13m)

### BEDROOM ONE

11'2" 11'2" (3.40m 3.40m )

### BEDROOM TWO

11'2" 9'7" (3.40m 2.92m)

### 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: D

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

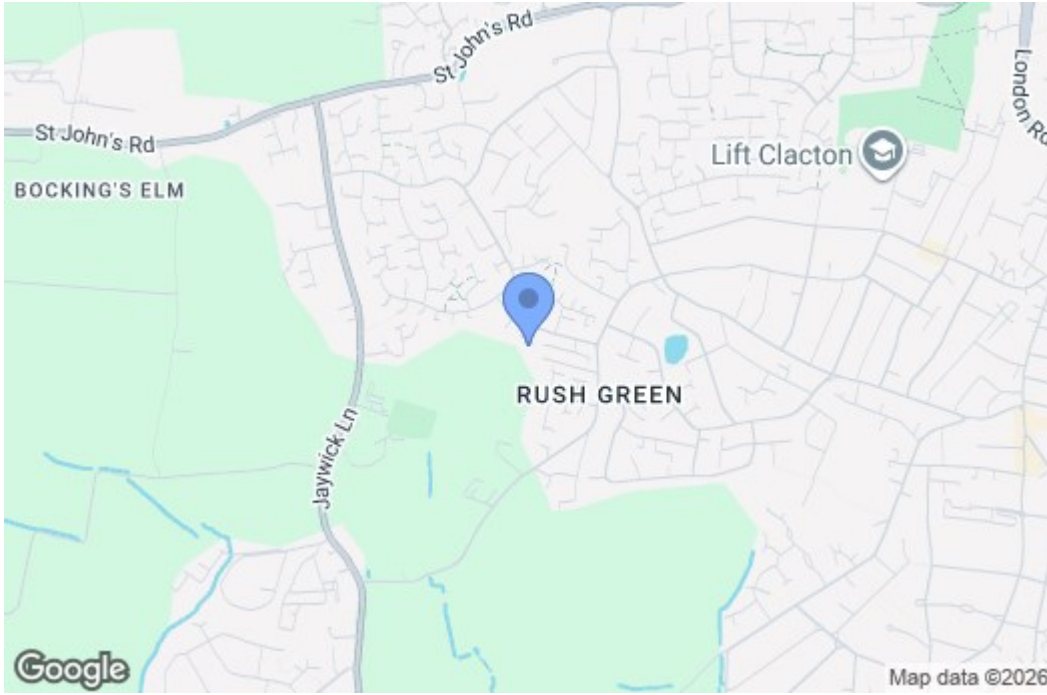
Flood Risk: Low

Additional Charges: No

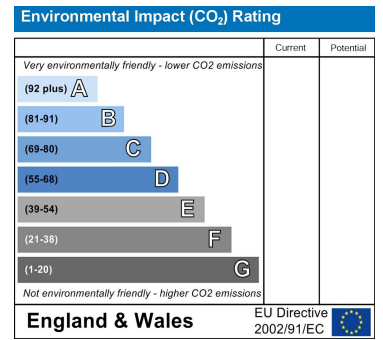
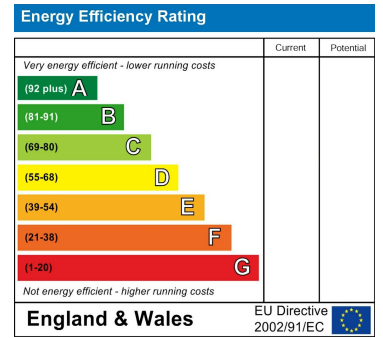
Seller's Position: Needs To Find

Garden Facing: South

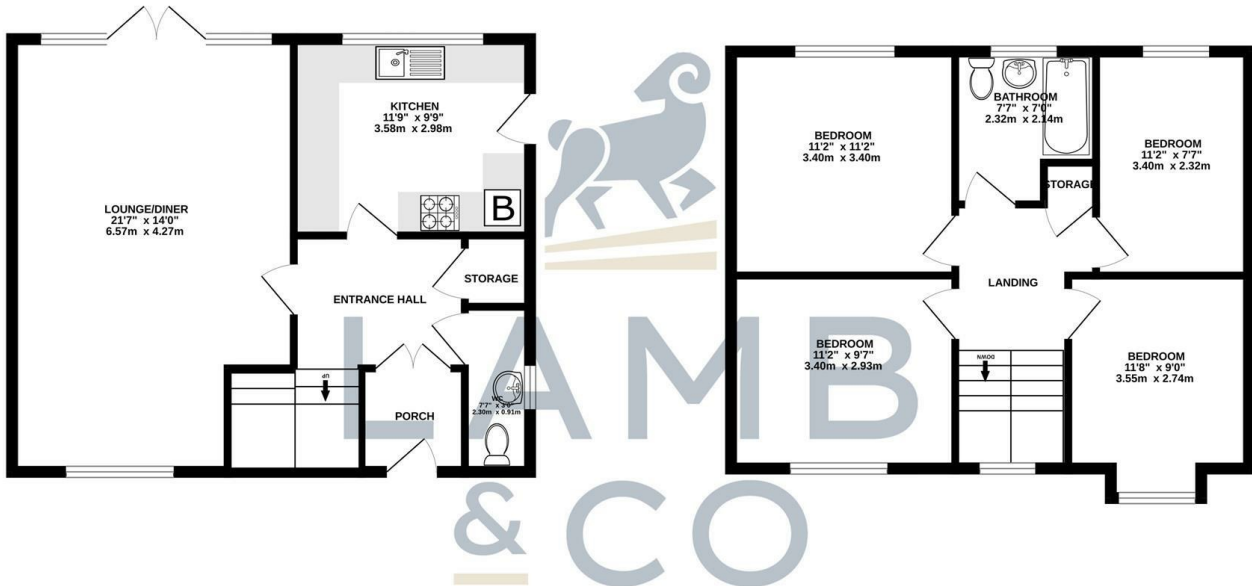
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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