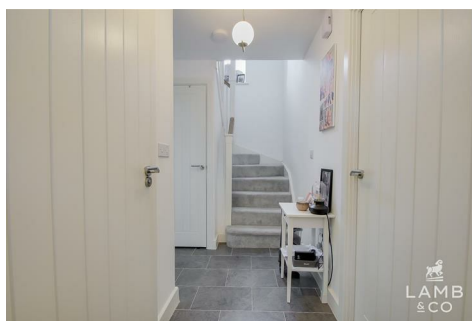




LAMB & CO

Call us on 01255 422 240
Inspired by **property**, driven by **passion**.



LEGERTON DRIVE, CLACTON-ON-SEA, CO16 8BW

PRICE £299,950

Offered with no onward chain, this well-presented, semi-detached property located on Legerton Drive. The property benefits from the addition of a conservatory and an unusually large private driveway providing parking for 4 cars.

- Three Bedrooms
- No Onward Chain
- Conservatory Extension
- Double Driveway (parking for 4 cars)
- Modern & Well Presented
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



WC



LOUNGE

15'2 x 10'7 (4.62m x 3.23m)



KITCHEN

15'8 x 8'3 (4.78m x 2.51m)



CONSERVATORY

16' x 9' (4.88m x 2.74m)



FIRST FLOOR

LANDING

BEDROOM ONE

9'2 x 9' (2.79m x 2.74m)



EN-SUITE

9' x 6' (2.74m x 1.83m)



BEDROOM TWO

10'7 x 8'8 (3.23m x 2.64m)



BEDROOM THREE

10'7 x 6'5 (3.23m x 1.96m)



BATHROOM

6'9 x 6'3 (2.06m x 1.91m)



OUTSIDE

FRONT



REAR GARDEN



DRIVEWAY



Material Information

Council Tax Band: C

Heating: Gas central heating

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - N/A

Broadband: Ultrafast fibre available (up to 5500mbps)

Mobile Coverage:

O2 - Good Outdoor

EE - Good Outdoor

Three - Good Outdoor

Vodafone - Good Outdoor, variable in-home

Construction: Conventional cavity wall

Restrictions: None Known

Rights & Easements: None Known

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Low

Additional Charges: None

Seller's Position: No Onward Chain

Garden Facing: North

Non-Standard Features to note: None

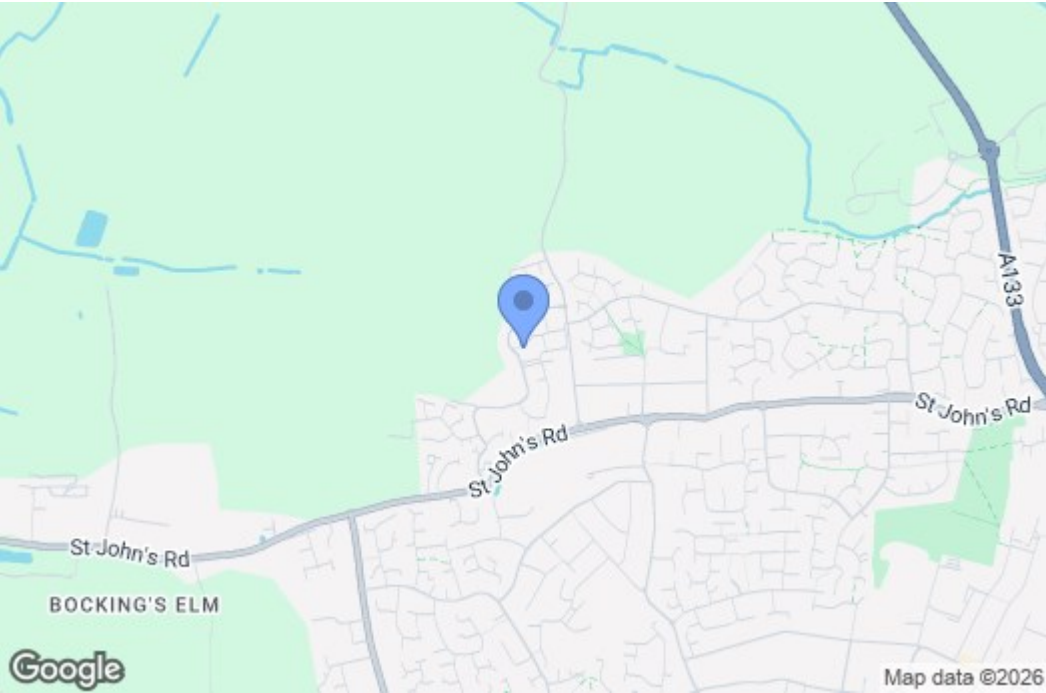
Agents Note Sales

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.

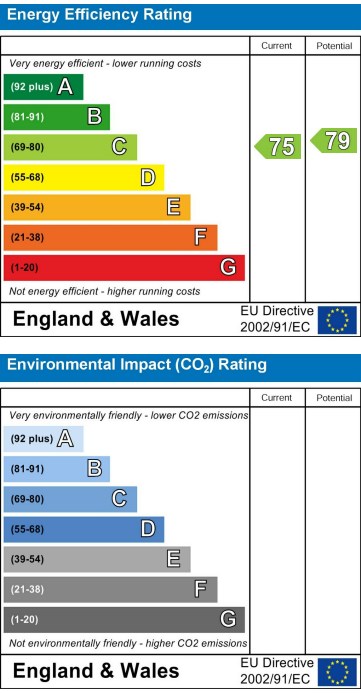
AML

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.

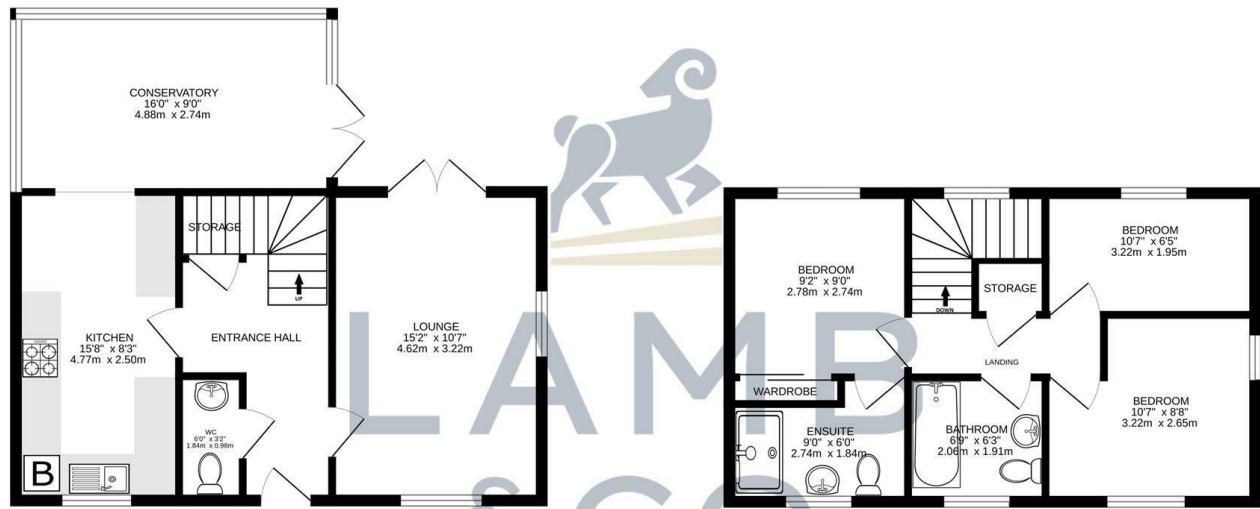
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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