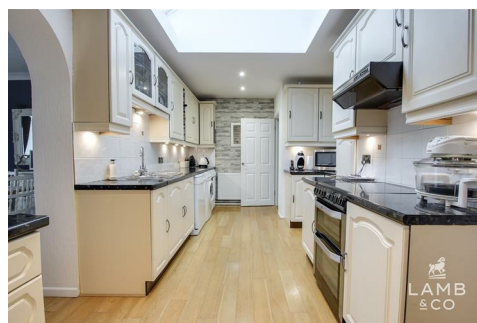




LAMB & CO

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Inspired by property, driven by passion.



RECTORY ROAD, CLACTON-ON-SEA, CO16 9AX

PRICE £395,000

For sale with no onward chain, this attractive home offers spacious and versatile accommodation throughout. The property boasts a bright and welcoming living room, a separate dining room ideal for entertaining, and a kitchen. There are three well proportioned bedrooms along with a family bathroom.

Further benefits include privately owned solar panels contributing to an excellent EPC rating of A, helping to keep energy costs low. Externally, the property features a generous driveway providing parking for up to four vehicles, adding further practicality to this appealing home.

- Three Bedrooms
- No Onward Chain
- Weeley
- Garage & Off Road Parking
- Privately Owned Solar Panels
- EPC - A

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

14'00" 12'00" (4.27m 3.66m)



BEDROOM ONE

12'00" 11'00" (3.66m 3.35m)



BEDROOM THREE

10'00" 9'00" (3.05m 2.74m)



BEDROOM TWO

11'10" 9'00" (3.61m 2.74m)



BATHROOM

10'00" 7'3" (3.05m 2.21m)



KITCHEN

17'8" 10'00" (5.38m 3.05m)



DINING ROOM

10'00" 10'00" (3.05m 3.05m)



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: Oil

Services: Mains Electric

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low No

Additional Charges:

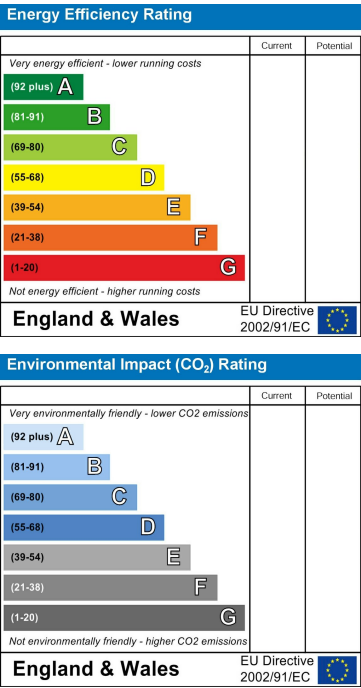
Seller's Position: No Onward Chain

Garden Facing: West

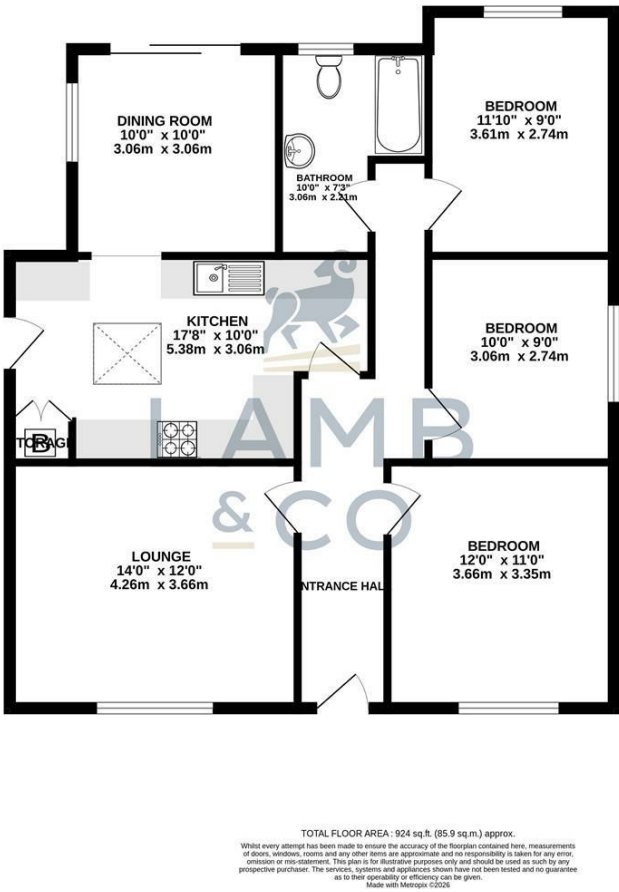
Map



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.