



LAMB & CO

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Inspired by property, driven by passion.



CLARENDON PARK, CLACTON-ON-SEA, CO15 6NS

GUIDE PRICE £500,000

Guide Price £500,000 - £525,000. A tastefully decorated and beautifully extended family home located in the sought-after East Clacton area. Featuring solar panels for energy efficiency, a spacious driveway & garage, a utility room, and an en suite, this inviting home offers the perfect blend of modern style and convenience.

- Four Bedrooms
- Extended
- East Clacton
- Beautifully Presented
- Solar Panels
- EPC - TBC

ENTRANCE HALL

BEDROOM TWO

11'10" 11'5" (3.61m 3.48m)



LOUNGE/DINER

23'00" 11'10" (7.01m 3.61m)



UTILITY ROOM

12'00" 7'00" (3.66m 2.13m)



BATHROOM

8'11" 8'3" (2.72m 2.51m)



KITCHEN/LIVING SPACE

28'5" 13'4" (8.66m 4.06m)



BEDROOM ONE

13'00" 12'10" (3.96m 3.91m)



BEDROOM FOUR

13'2" 9'4" (4.01m 2.84m)



EN SUITE

8'2" 8'2" (2.49m 2.49m)



OUTSIDE



BEDROOM THREE

13'6" 10'2" (4.11m 3.10m)



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

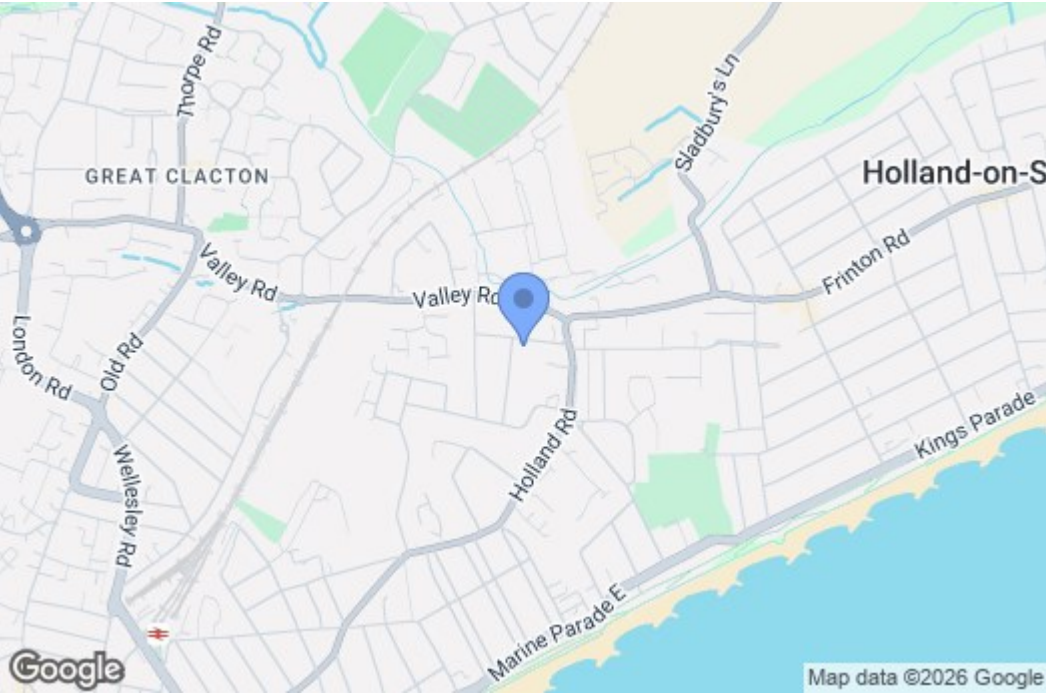
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

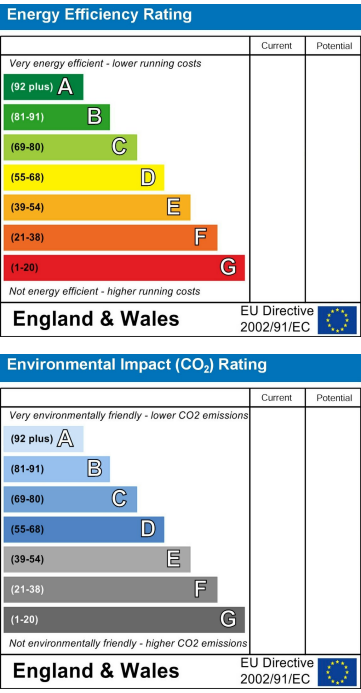
Council Tax Band: D
Heating: Gas
Services: Mains gas, electricity, water and drainage
Broadband: Ultrafast
Mobile Coverage: Three, O2, Vodaphone - Likely
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Very Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: North



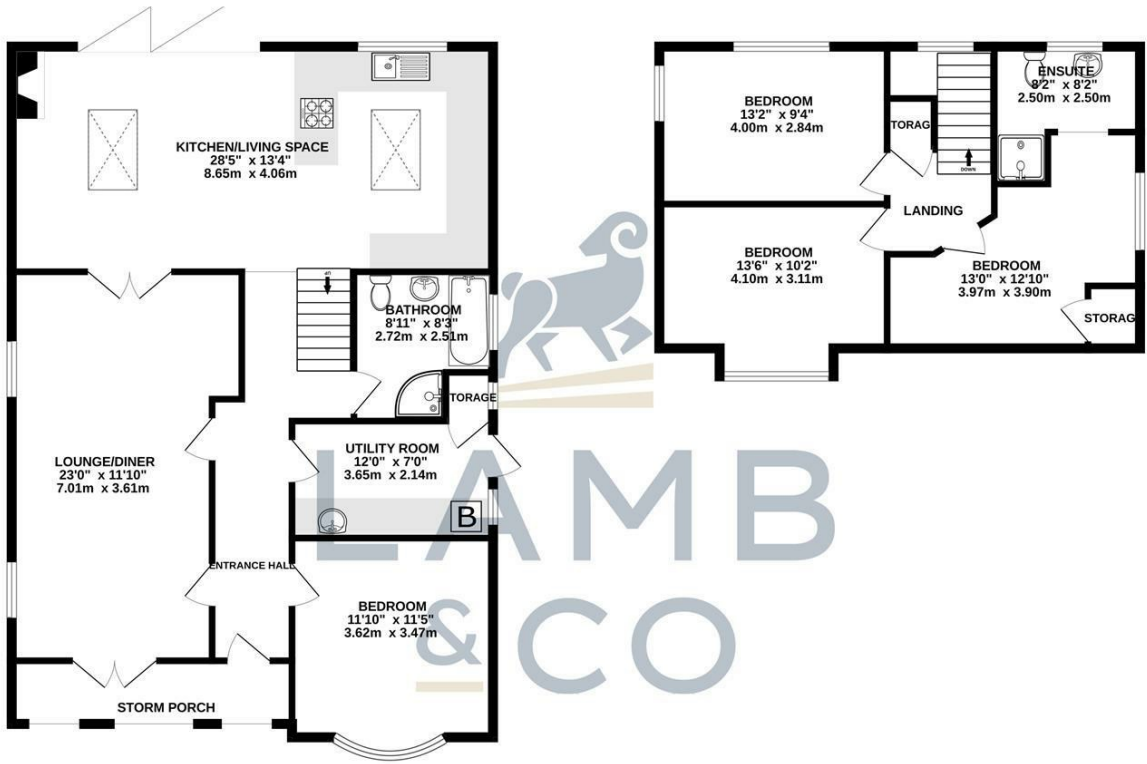
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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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