LAMB & CO

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Inspired by property, driven by passion.









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

GUIDE PRICE £300,000

** GUIDE PRICE £300,000 - £325,000 ** This well-presented four-bedroom link-detached home offers spacious and versatile family living. Featuring a modern kitchen, generous living area, and a principal bedroom with an en-suite, the property is designed for both comfort and practicality. Outside, the home benefits from a private garden and a convenient car port, providing off-road parking in a desirable residential location.

- Four Bedrooms
- Ensuite To Master
- Carport
- Well Presented Throughout
- Integrated appliances
- EPC TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



W/C

5'10" x 3'0" (1.78m x 0.91m)



LOUNGE

15'3" x 10'9" (4.65m x 3.28m)



KITCHEN/DINING ROOM

15'3" x 9'0" (4.65m x 2.74m)



LANDING



BEDROOM ONE

18'0" x 9'9" (5.49m x 2.97m)



BATHROOM

6'5" x 6'4" (1.96m x 1.93m)



BEDROOM TWO

9'2" x 9'0" (2.79m x 2.74m)



BEDROOM FOUR

10'7" x 5'9" (3.23m x 1.75m)



ENSUITE

9'0" x 6'0" (2.74m x 1.83m)



BEDROOM THREE

9'2"x 7'6" (2.79mx 2.29m)



OUTSIDE FRONT



OUTSIDE REAR



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.

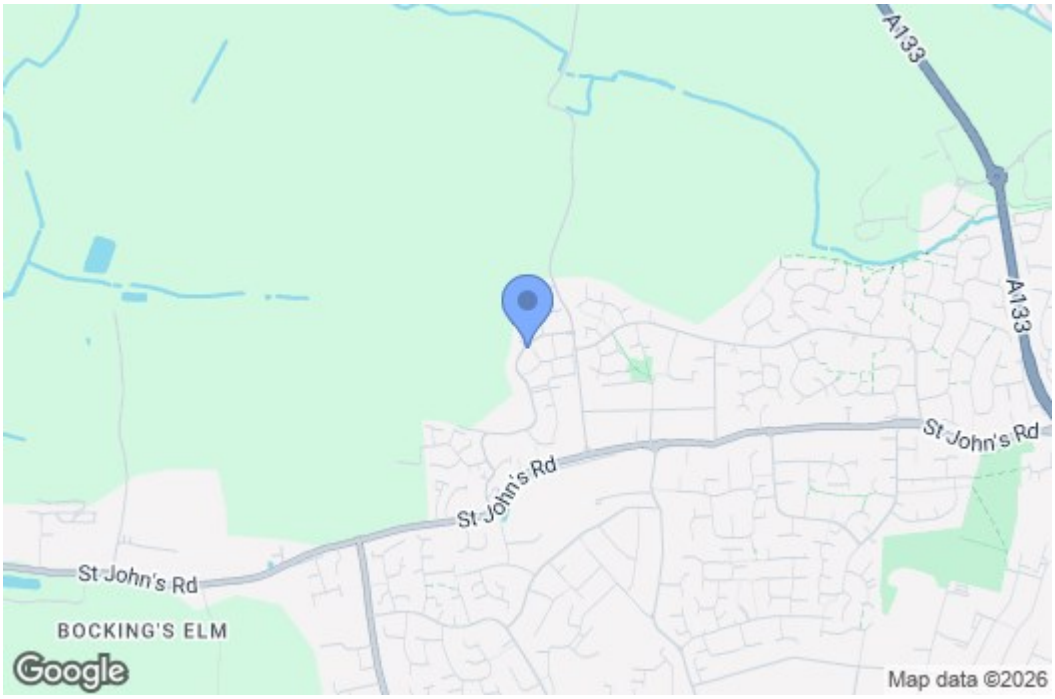
Agents Note Sales

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.

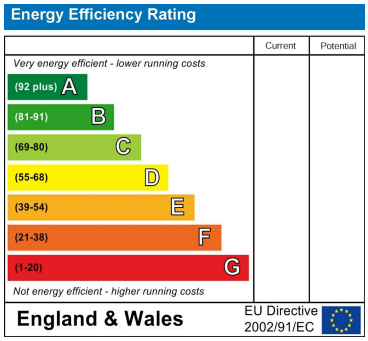
Material Information

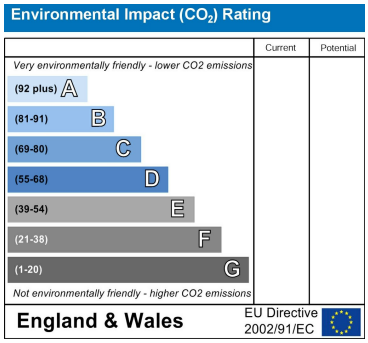
Council Tax Band: C
Heating: GCH- (boiler only one year old)
Services: Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast
Mobile Coverage:
O2 - 72%
EE - 82%
Three - 76%
Vodafone - 76%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very low
Surface Water - Very low
Additional Charges: N/A
Seller's Position: Need to find
Garden Facing: East
Non-Standard Features to note: N/A

Map

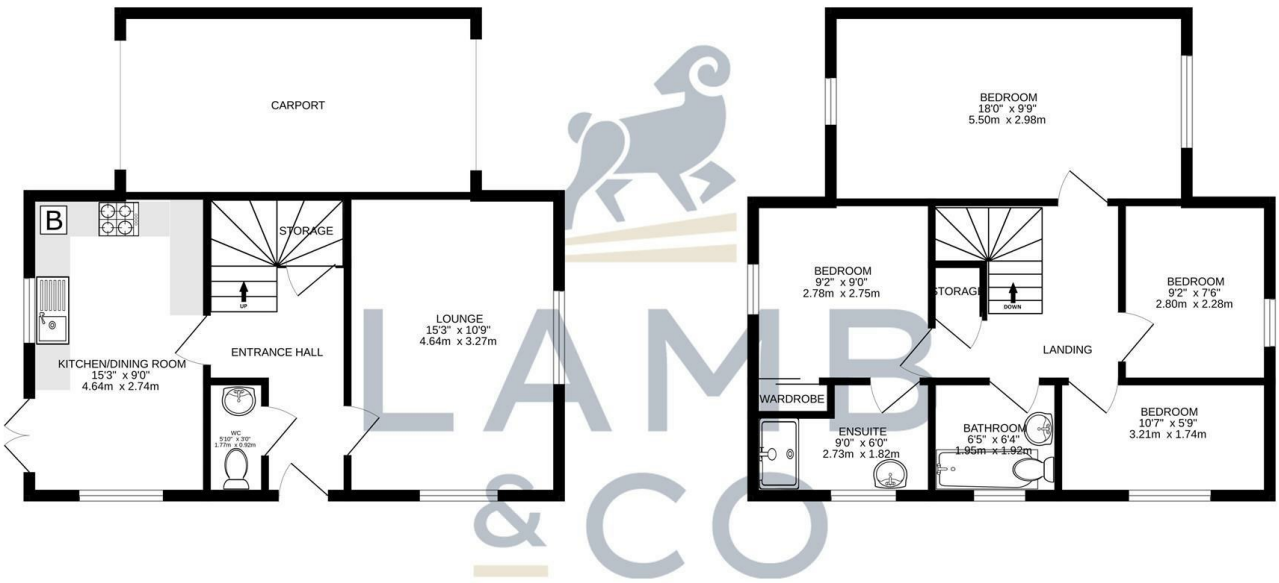


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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