



LAMB & CO

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Inspired by property, driven by passion.



BARNACLE WAY, CLACTON ON SEA, CO16 9GT

GUIDE PRICE £325,000

**** GUIDE PRICE £325,000 - £350,000 **** The perfect family home, offering contemporary living in pristine show home condition. The property features a spacious kitchen diner, ideal for cooking and entertaining and a utility room. The master bedroom includes an en suite bathroom, providing added convenience and privacy. Ample off-road parking ensures easy access and plenty of space for vehicles. With its stylish design and well-maintained interior, this home is ready for immediate move-in.

- Three Bedrooms
- Off Road Parking
- En Suite
- Well Presented Throughout
- Utility Room
- EPC C

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Entrance Hall



Lounge

13'0" x 12'2" (3.96m x 3.71m)



Kitchen/Dining Room

18'0" x 9'8" (5.49m x 2.95m)



Utility Room

6'6" x 5'4" (1.98m x 1.63m)



WC

5'4" x 3'0" (1.63m x 0.91m)



Landing



Bedroom Two

9'6" x 9'3" (2.90m x 2.82m)



Bedroom One

13'0" x 10'8" (3.96m x 3.25m)



Bedroom three

9'6" x 8'6" (2.90m x 2.59m)



Ensuite

6'0" x 5'9" (1.83m x 1.75m)



Bathroom

6'10" x 5'6" (2.08m x 1.68m)



Garden



Front Aspect



Rear Aspect



Additional Info

Council Tax Band: D

Heating: Gas

Services: Mains

Broadband: Fibre

Mobile Coverage: EE, O2, Vodafone and Three limited

Construction: Conventional

Restrictions: N/A

Rights & Easements:

Flood Risk: Surface Water- Low, Rivers and Sea- Very Low

Additional Charges: N/A

Seller's Position: Has found onward purchase

Garden Facing: West

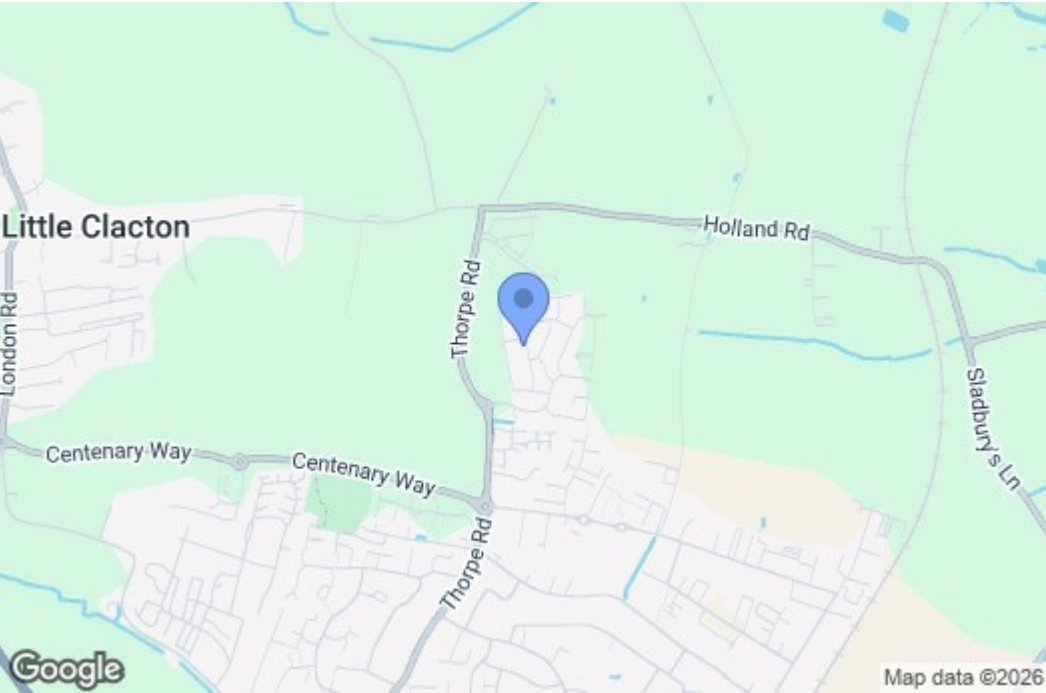
Agents Note Sales

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.

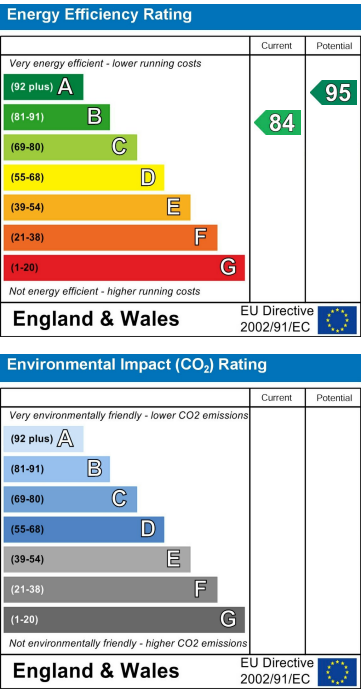
AML

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.

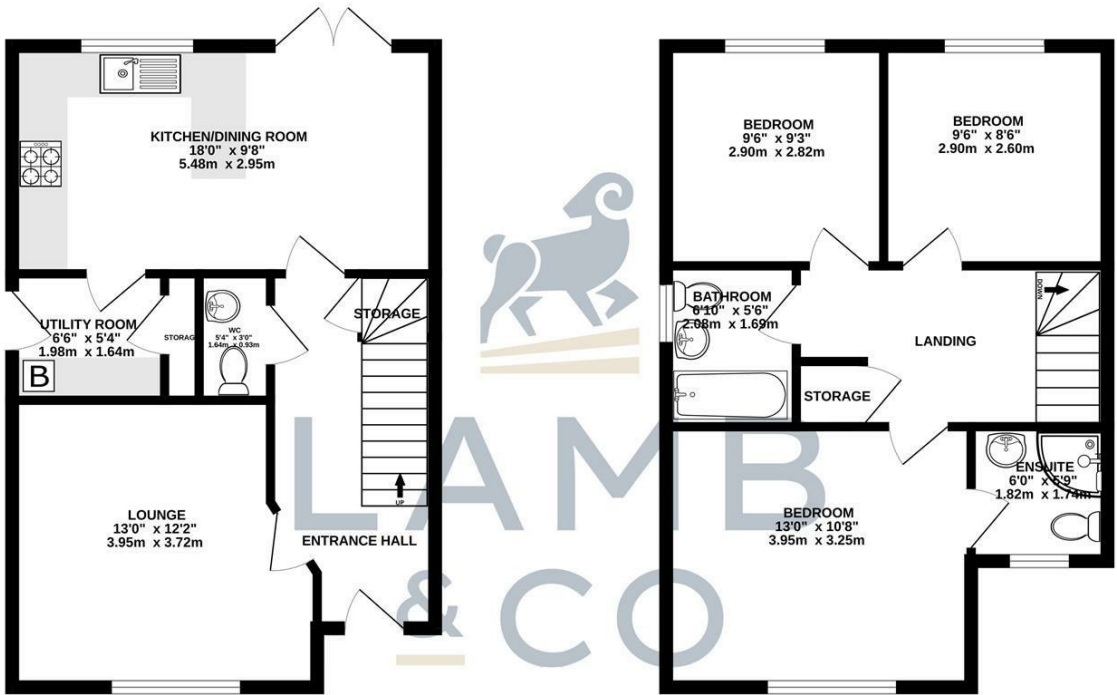
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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