



LAMB & CO

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CHANDLERS CLOSE, CLACTON-ON-SEA, CO16 7AX

GUIDE PRICE £300,000

Guide Price £300,000 - £320,000. Situated in Clacton-on-Sea, this beautifully presented four-bedroom detached house offers spacious and modern living. The property features a bright and airy lounge, a contemporary kitchen/dining area, and four well-proportioned bedrooms, including a downstairs W.C. A notable addition is the solar panel system, providing energy efficiency and reduced utility costs.

- Four Bedrooms
- Downstairs W.C
- Utility Room
- Solar Panel
- Well Presented
- Garage & Off Road Parking
- EPC - B



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ENTRANCE HALL

W.C

5'1" 5'3" (1.55m 1.60m)

LOUNGE

14'8" 12'2" (4.47m 3.71m)



LEAN TO

23'2" 6'1" (7.06m 1.85m)



BEDROOM ONE

20'00" 8'7" (6.10m 2.62m)



KITCHEN/DINING ROOM

23'00" 11'5" (7.01m 3.48m)

UTILITY ROOM

9'00" 7'7" (2.74m 2.31m)



BEDROOM THREE

10'00" 7'6" (3.05m 2.29m)



BEDROOM TWO

12'2" 9'10" (3.71m 3.00m)



BEDROOM FOUR

9'5" 7'9" (2.87m 2.36m)



BATHROOM

9'3" 5'8" (2.82m 1.73m)

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

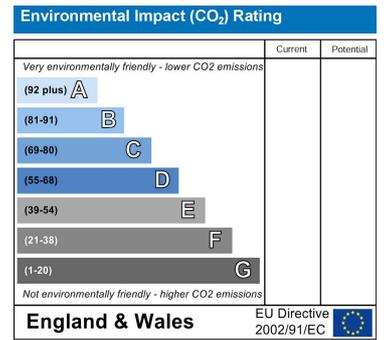
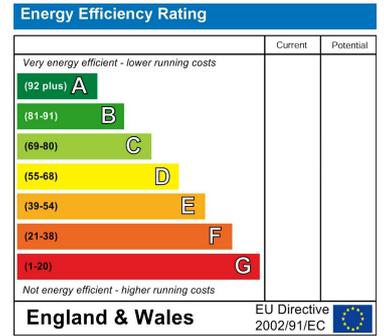
Council Tax Band: D
Heating: Gas
Services: All Mains
Broadband: Superfast
Mobile Coverage: Vodaphone, O2 - Likely. EE,
Three - Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: East



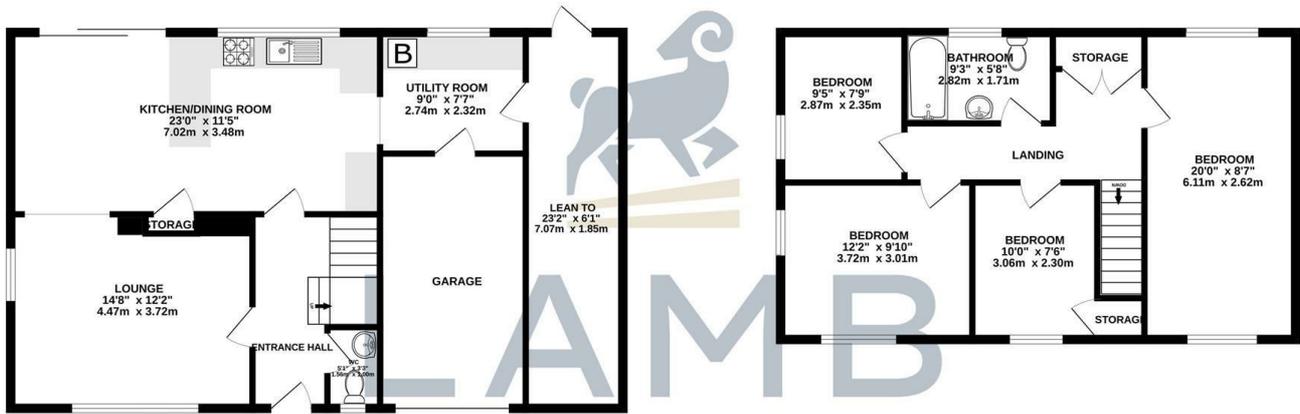
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 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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