



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**COTTAGE GROVE, CLACTON-ON-SEA, CO16 8DQ**

**OIEO £400,000**

Beautifully styled throughout, this stunning home provides a spacious kitchen, lounge and dining area, with an additional room offering the flexibility to have a ground floor bedroom, or a second reception room. The property offers immaculately presented rooms, and boasts an en suite to bedroom one, and a ground floor wc. Externally, the property boasts off-road parking for more than one vehicle and a low-maintenance garden.

- Three Bedrooms
- Off-Road Parking
- En Suite To Bedroom One
- Utility Room
- WC
- EPC E





Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### PORCH

10'8 x 4'10 (3.25m x 1.47m)

### ENTRANCE HALLWAY



### SNUG/4TH BEDROOM

15'6 x 10'9 (4.72m x 3.28m)



### WC

6'4 x 5'7 (1.93m x 1.70m)



### KITCHEN

21'11 x 10'9 (6.68m x 3.28m)



### LOUNGE/DINER

21'6 x 11'2 (6.55m x 3.40m)



## UTILITY/SHOWER ROOM

12'4 x 7'6 (3.76m x 2.29m)



## BEDROOM ONE

11'3 x 11'0 (3.43m x 3.35m)



## STORE

17'10 x 10'11 (5.44m x 3.33m)

## FIRST FLOOR



## EN SUITE

6'7 x 3'10 (2.01m x 1.17m)



## BEDROOM TWO

11'8 x 9'8 (3.56m x 2.95m)





## BEDROOM THREE

10'8 x 9'1 (3.25m x 2.77m)



## BATHROOM

8'4 x 5'10 (2.54m x 1.78m)



## 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.

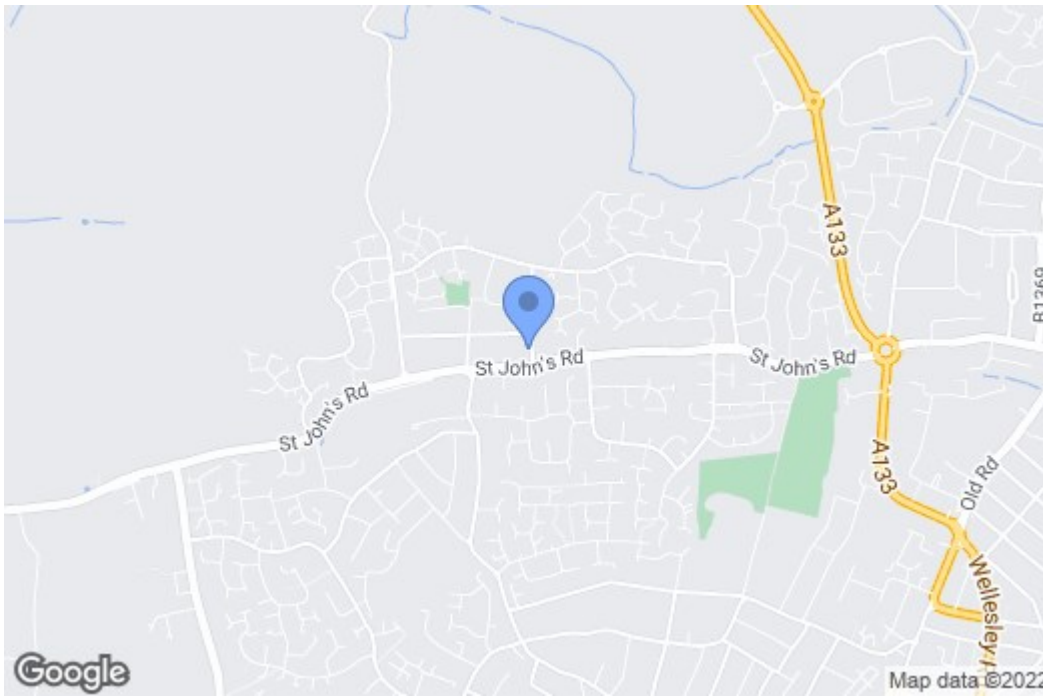
### Additional Information Clacton

Council Tax Band: D

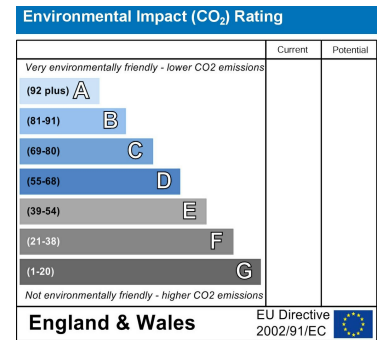
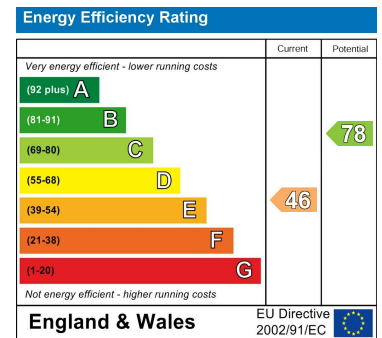
Heating: Gas

Seller's Position: Needs to find

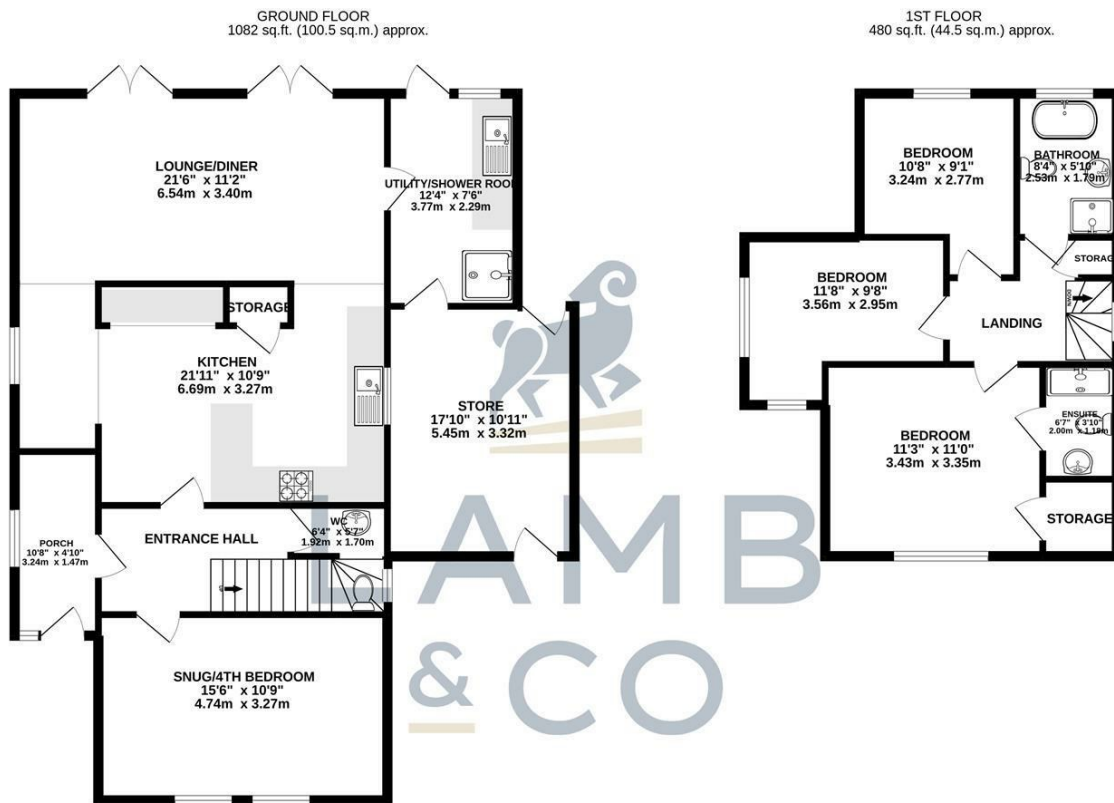
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1562 sq.ft. (145.1 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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