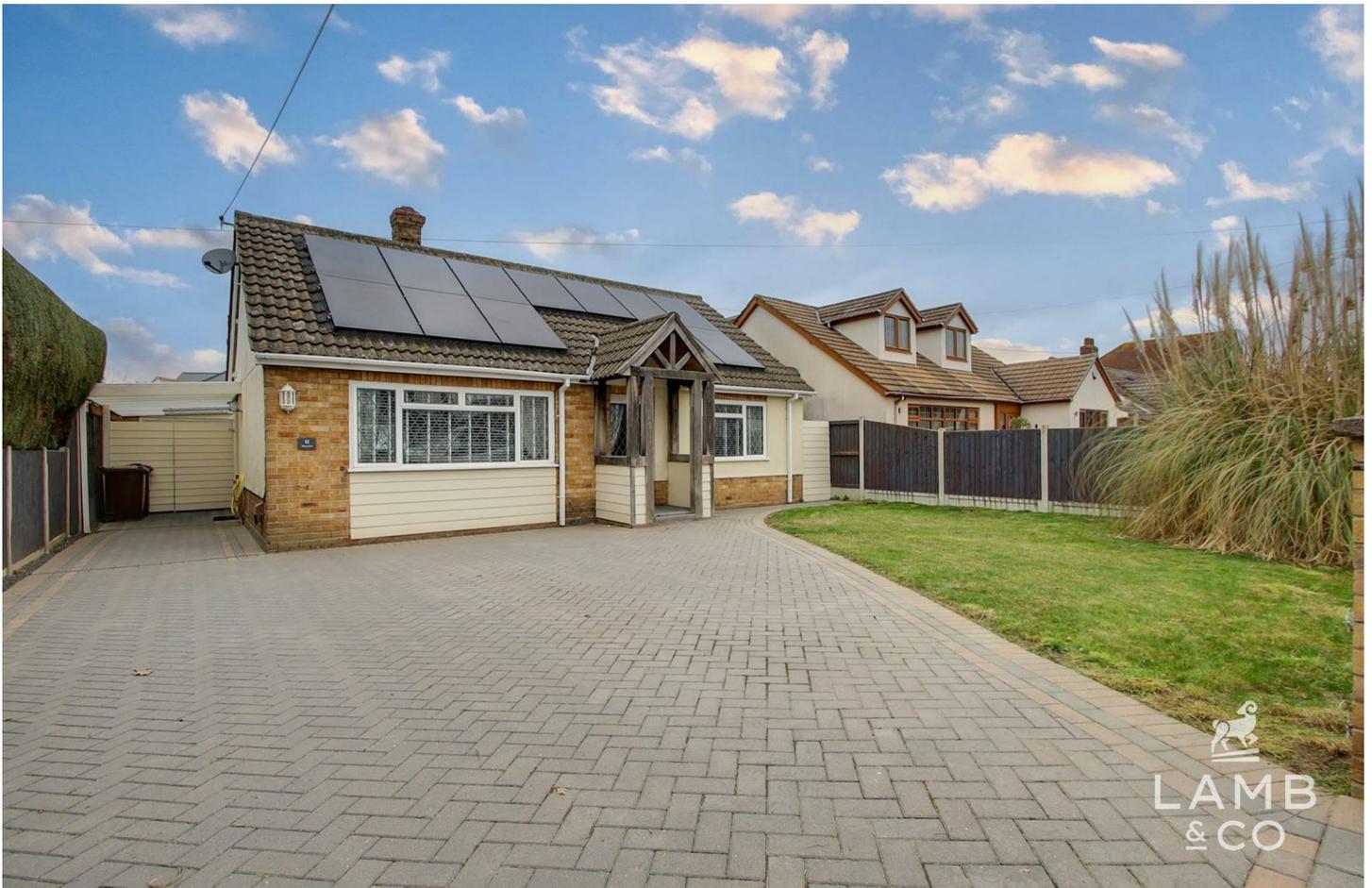




LAMB & CO

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Inspired by property, driven by passion.



RECTORY ROAD, CLACTON-ON-SEA, CO16 9AX

PRICE £395,000

for sale with no onward chain, this attractive home provides spacious and versatile accommodation throughout. The property features a bright and welcoming living room, a separate dining room ideal for entertaining, and a well-maintained kitchen. There are three good-sized bedrooms and a family bathroom

- Three Bedrooms
- No Onward Chain
- Weeley
- Garage & Off Road Parking
- Privately Owned Solar Panels
- EPC - A

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

14'00" 12'00" (4.27m 3.66m)



BEDROOM ONE

12'00" 11'00" (3.66m 3.35m)



BEDROOM THREE

10'00" 9'00" (3.05m 2.74m)



BEDROOM TWO

11'10" 9'00" (3.61m 2.74m)



BATHROOM

10'00" 7'3" (3.05m 2.21m)



KITCHEN

17'8" 10'00" (5.38m 3.05m)



DINING ROOM

10'00" 10'00" (3.05m 3.05m)



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: Oil

Services: Mains Electric

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low No

Additional Charges:

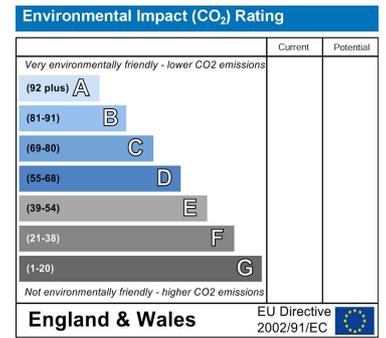
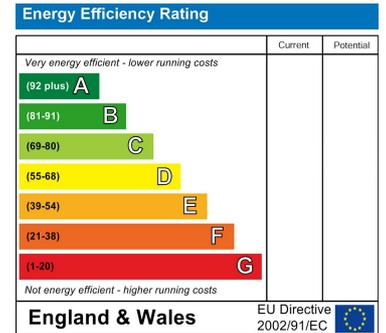
Seller's Position: No Onward Chain

Garden Facing: West

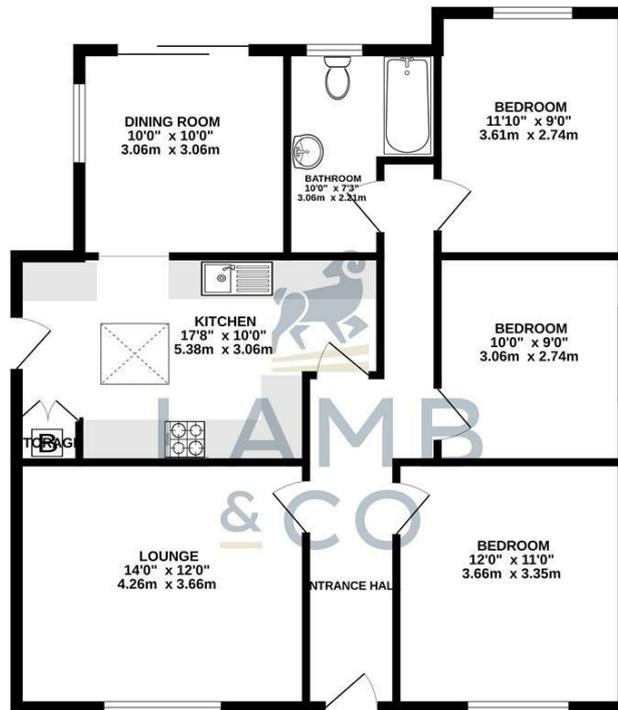
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 924 sq. ft. (85.9 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 misstatement. 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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