



LAMB & CO

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## DOUGLAS ROAD, CLACTON-ON-SEA, CO15 3JT

### GUIDE PRICE £315,000

\*\*\*Guide price £315,000-£325,000\*\*\* A fantastic opportunity to purchase this spacious four-bedroom semi-detached family home, ideally situated in Clacton-on-Sea. Offering generous living accommodation throughout, this property is perfect for growing families or those looking for extra space. One of the standout features is the substantial rear garden, providing an impressive outdoor space with endless potential for entertaining, children's play areas, gardening, or even future extensions (subject to the necessary planning permissions). The property combines comfortable family living with a desirable coastal location, close to local amenities, schools, transport links, and Clacton-on-Sea's beaches and seafront.

- Four Bedrooms
- Off Road Parking
- Outbuilding In Rear Garden
- Approx 100Ft Garden
- Generous Living Area
- EPC - TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### BEDROOM FOUR

11'7" 6'8" (3.53m 2.03m )

### LOUNGE

13'9" 12'00" (4.19m 3.66m )



### KITCHEN/DINING ROOM

26'00" 14'00" (7.92m 4.27m )



### W.C

### SITTING ROOM

13'00" 10'00" (3.96m 3.05m )

### BATHROOM

8'00" 6'4" (2.44m 1.93m )

### BEDROOM ONE

13'00" 10'00" (3.96m 3.05m )

### BEDROOM TWO

11'6" 10'00" (3.51m 3.05m)

### BEDROOM THREE

8'8" 6'6" (2.64m 1.98m )

### 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.

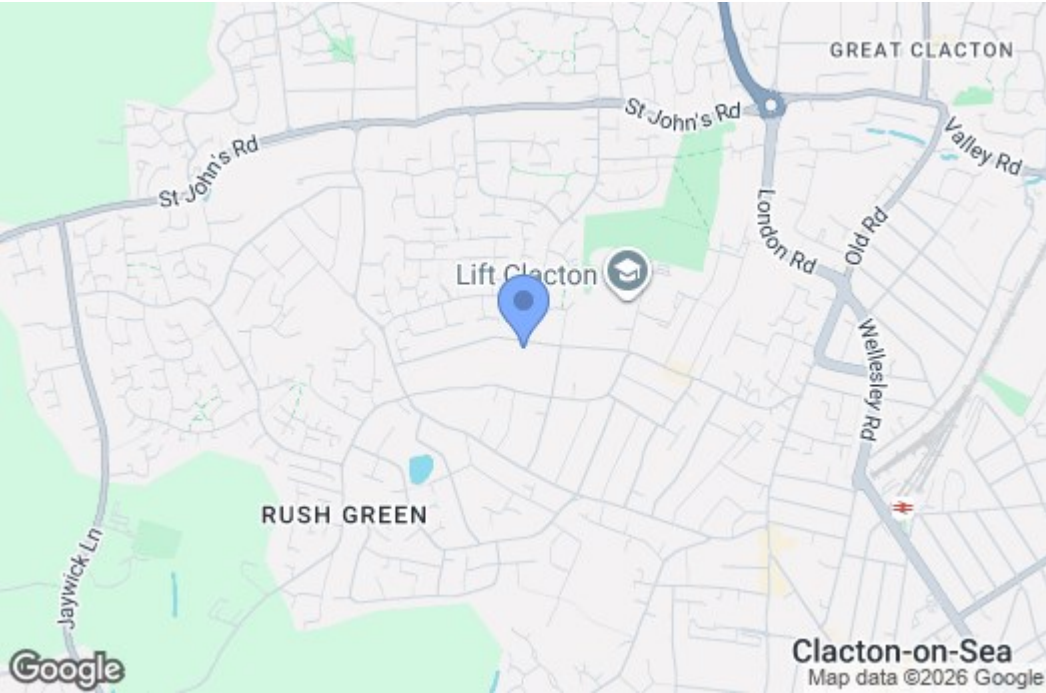
### Material Information

Council Tax Band: B  
Heating: Gas  
Services: All Mains  
Mains electricity - Yes  
Mains gas - Yes  
Mains water - Yes  
Mains drainage - Yes  
Other -  
Broadband: Ultrafast  
Mobile Coverage: Good  
O2 - Good  
EE - Good  
Three - Good

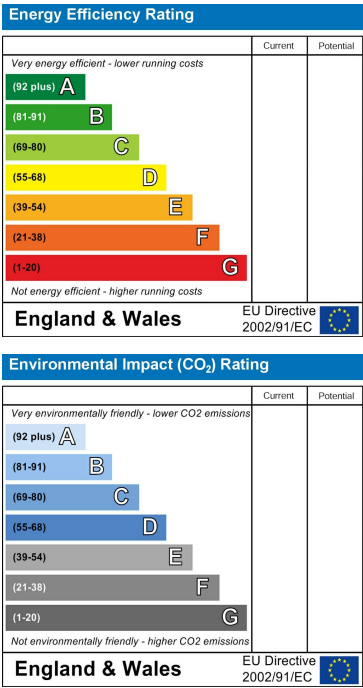
Vodafone - Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Rivers & Sea - Low  
Surface Water - Low  
Additional Charges: No  
Seller's Position: Needs To Find  
Garden Facing: South  
Non-Standard Features to note: No



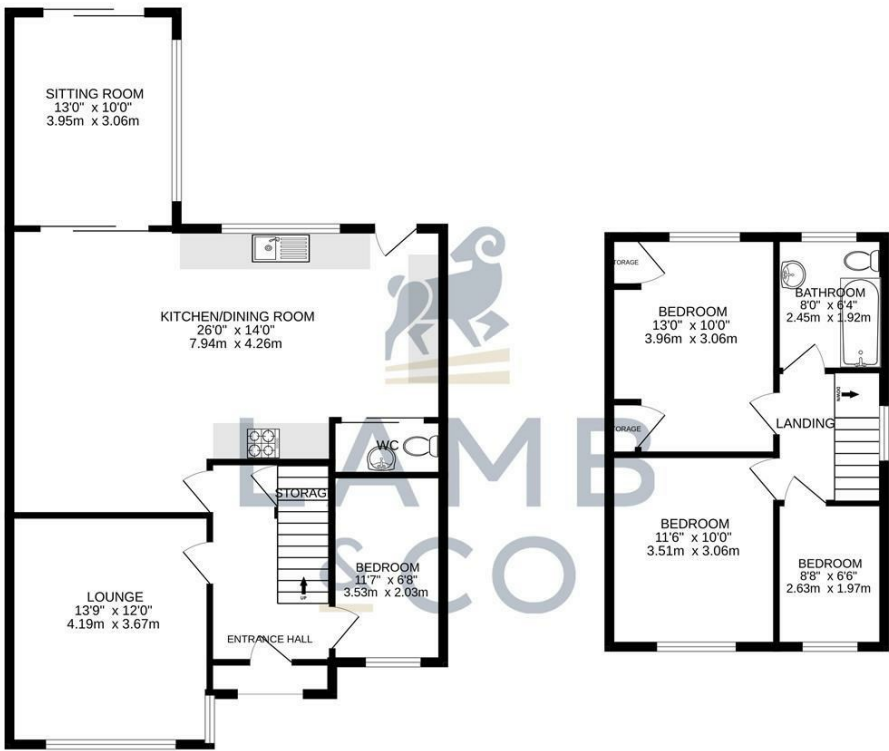
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 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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