



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## RECTORY ROAD, WEELEY HEATH, CO16 9AY

PRICE £450,000

Situated in the popular area of Weeley Heath lies this larger than average four bedroom detached house with the added benefit of a separate lodge with living accommodation. The impressive accommodation is versatile throughout with plenty of space for a family.

- Four Bedrooms
- Off Road Parking
- Weeley Heath
- Two Bathrooms
- Cabin/Lodge With Kitchen
- EPC - C

## ENTRANCE HALL

## LOUNGE

20'6" 16'8" (6.25m 5.08m)



## BEDROOM FOUR

12'9" 10'5" (3.89m 3.18m)



## BEDROOM TWO

15'00" 11'00" (4.57m 3.35m)



## BATHROOM

10'7" 8'5" (3.23m 2.57m)



## KITCHEN/DINING ROOM

20'6" 15'5" (6.25m 4.70m)



## CONSERVATORY

20'4" 8'8" (6.20m 2.64m)



## SHOWER ROOM

12'4" 5'00" (3.76m 1.52m)



## BEDROOM THREE

13'4" 10'8" (4.06m 3.25m)



## OUTSIDE



## BEDROOM ONE

15'00" 10'9" (4.57m 3.28m)



## 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

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - No

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: No Onward Chain

Garden Facing:

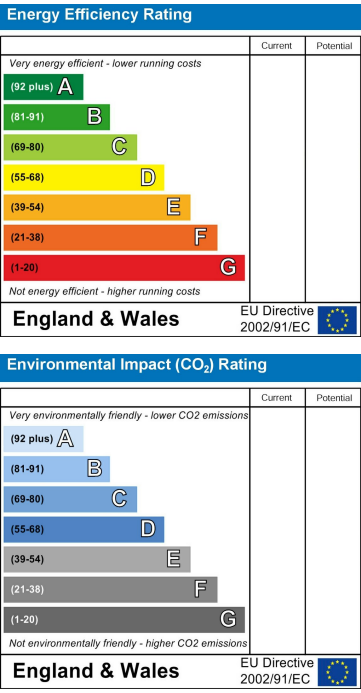
Non-Standard Features to note:



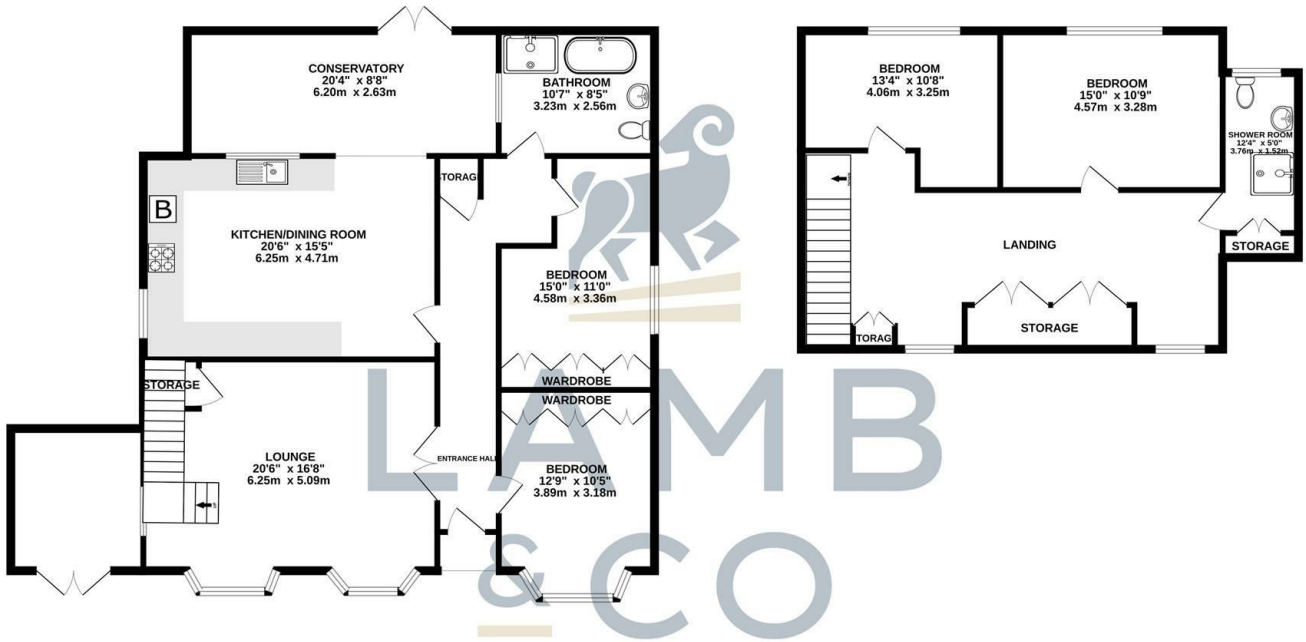
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 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.

Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.