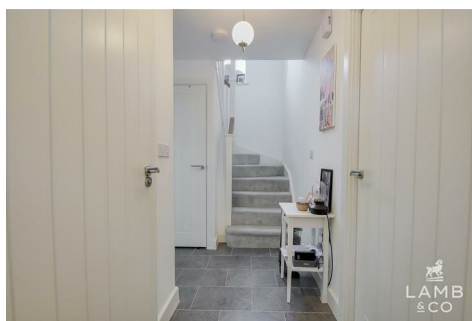




LAMB & CO

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Inspired by property, driven by passion.



LEGERTON DRIVE, CLACTON-ON-SEA, CO16 8BW

PRICE £299,950

Offered with no onward chain, this well-presented, semi-detached property located on Legerton Drive. The property benefits from the addition of a conservatory and an unusually large private driveway providing parking for 4 cars.

- Three Bedrooms
- No Onward Chain
- Conservatory Extension
- Double Driveway (parking for 4 cars)
- Modern & Well Presented
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



WC



LOUNGE

15'2 x 10'7 (4.62m x 3.23m)



KITCHEN

15'8 x 8'3 (4.78m x 2.51m)



CONSERVATORY

16' x 9' (4.88m x 2.74m)



FIRST FLOOR

LANDING

BEDROOM ONE

9'2 x 9' (2.79m x 2.74m)



EN-SUITE

9' x 6' (2.74m x 1.83m)



BEDROOM TWO

10'7 x 8'8 (3.23m x 2.64m)



BEDROOM THREE

10'7 x 6'5 (3.23m x 1.96m)



BATHROOM

6'9 x 6'3 (2.06m x 1.91m)



OUTSIDE

FRONT



REAR GARDEN



DRIVEWAY



Material Information

Council Tax Band: C

Heating: Gas central heating

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - N/A

Broadband: Ultrafast fibre available (up to 5500mbps)

Mobile Coverage:

O2 - Good Outdoor

EE - Good Outdoor

Three - Good Outdoor

Vodafone - Good Outdoor, variable in-home

Construction: Conventional cavity wall

Restrictions: None Known

Rights & Easements: None Known

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Low

Additional Charges: None

Seller's Position: No Onward Chain

Garden Facing: North

Non-Standard Features to note: None

Agents Note Sales

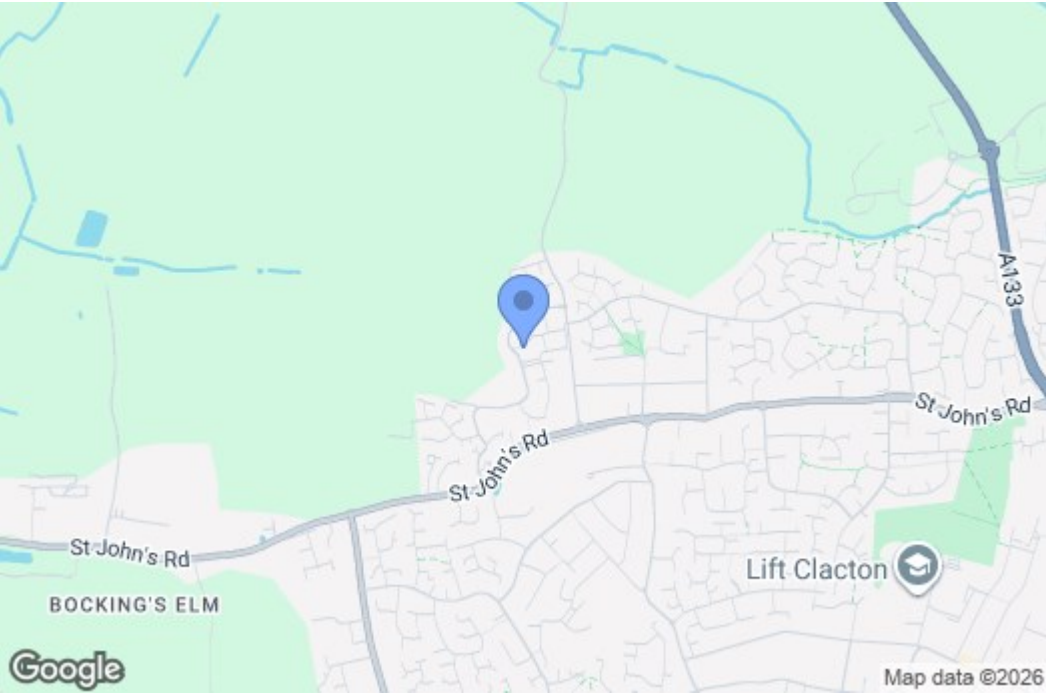
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

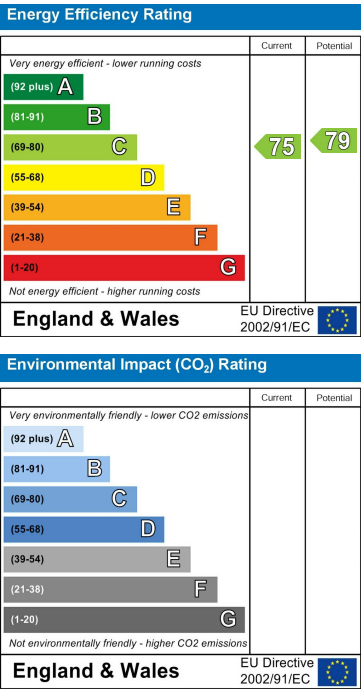
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

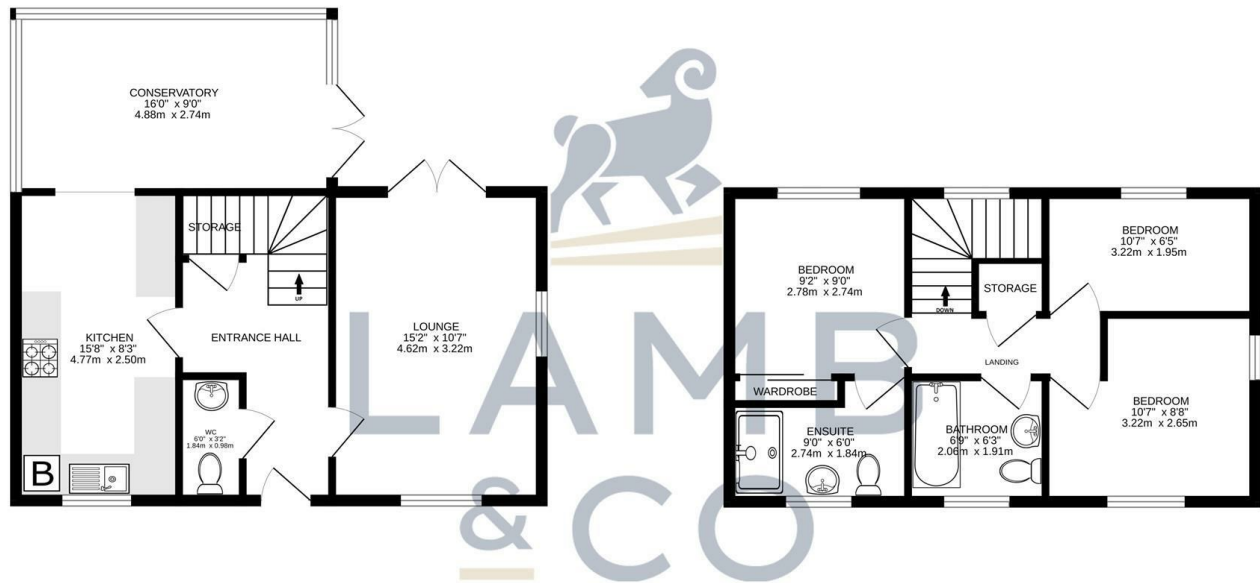
Map



EPC Graphs



Floorplan



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.