



LAMB & CO

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Inspired by property, driven by passion.



HARWICH ROAD, CLACTON-ON-SEA, CO16 0AS

PRICE £425,000

Nestled in the tranquil village of Beaumont, this beautifully presented three-bedroom home offers a well-balanced combination of modern living and practical family space. The property features an open-plan kitchen and living area, complemented by a separate lounge, useful utility room, downstairs WC and an en-suite. Outside, the generous garden provides an excellent space for relaxing and entertaining, while off-road parking adds to the property's practicality. A wonderful home in a peaceful village setting, offering comfortable accommodation both inside and out.

- Three Bedrooms
- Off-Road Parking
- En Suite
- Generous Garden
- Utility Room
- EPC-D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



WC

6'6 x 3'0 (1.98m x 0.91m)



UTILITY ROOM

10'5 x 9'0 (3.18m x 2.74m)



OPEN PLAN KITCHEN/LIVING

24'0 x 12'6 (7.32m x 3.81m)



KITCHEN/LIVING VIEW 2



LOUNGE

15'0 x 10'5 (4.57m x 3.18m)



EN SUITE

6'7 x 5'6 (2.01m x 1.68m)



FIRST FLOOR

BEDROOM ONE

18'0 x 12'7 (5.49m x 3.84m)



BEDROOM TWO

15'0 x 10'5 (4.57m x 3.18m)



BEDROOM THREE

10'8 x 9'7 (3.25m x 2.92m)



BATHROOM

7'4 x 6'6 (2.24m x 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.

Material Information

Council Tax Band: B

Heating: Oil

Services:

Mains electricity - Yes

Mains gas -

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 74%

EE - 84%

Three - 79%

Vodafone - 80%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Low

Rivers & Sea - Very Low

Surface Water - Low

Additional Charges: N/A

Seller's Position: Need To Find

Garden Facing: East

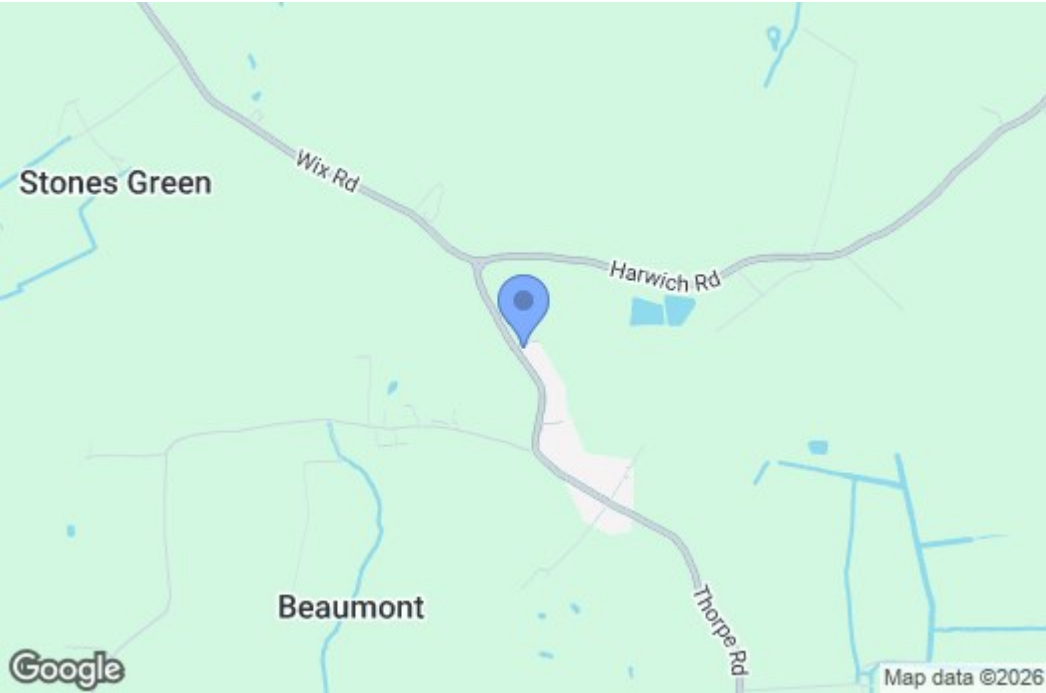
Non-Standard Features to note: N/A

AML

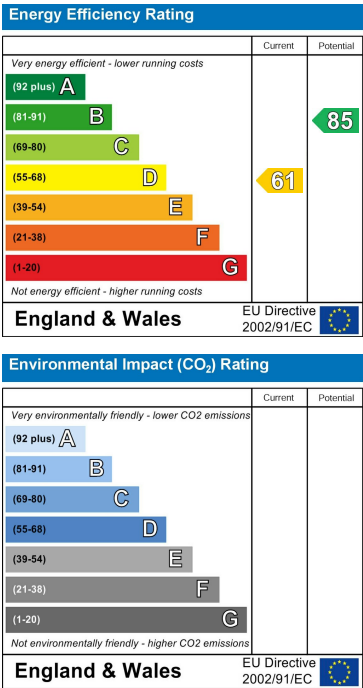
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

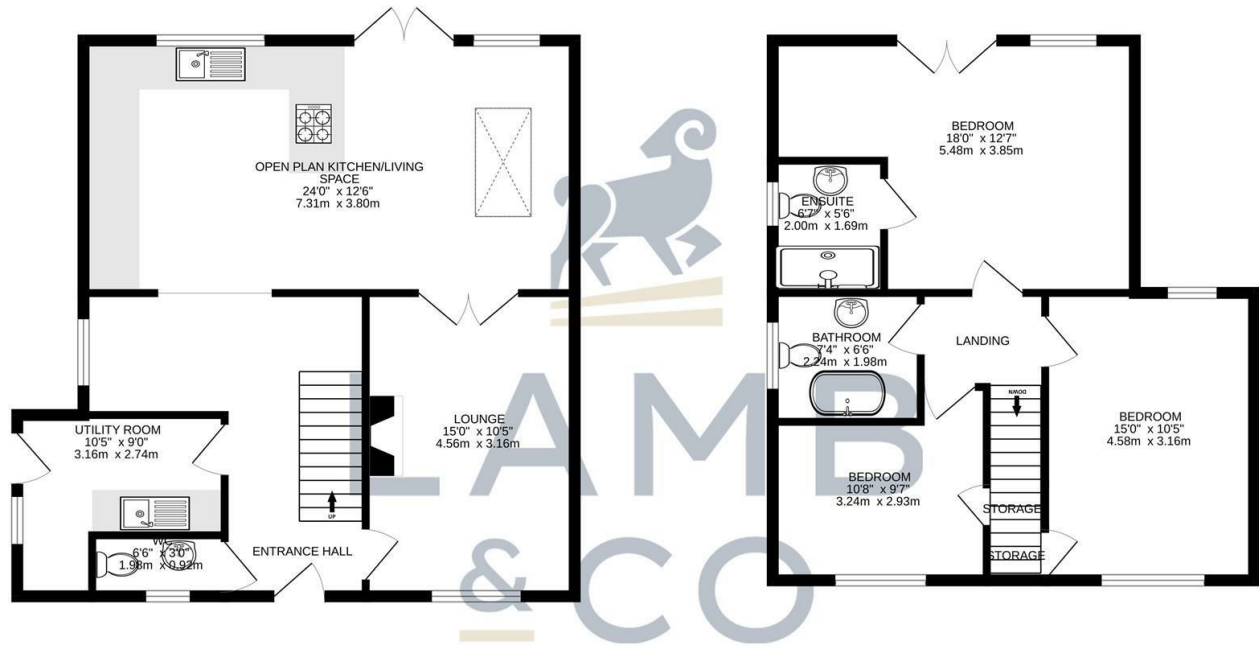
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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