



LAMB & CO

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Inspired by property, driven by passion.



## VICARAGE GARDENS, CLACTON-ON-SEA, CO15 1BX

PRICE £425,000

Located in the highly sought-after Royals area, this beautifully presented four-bedroom detached home in Vicarage Gardens offers both style and practicality. Each of the four bedrooms comes complete with built-in wardrobes, providing ample storage throughout. The property boasts a well-landscaped garden with an outbuilding, perfect for outdoor enjoyment, along with the additional benefits of a garage and generous off-road parking. This is a superb opportunity to acquire a spacious family home in a prime location.

- Four Bedroom Detached House
- Garage & Generous Off Road Parking
- Beautifully presented
- 'Royals' Area
- Kitchen/Diner
- EPC D

## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## KITCHEN/DINER

30'0" x 9'0" (9.14m x 2.74m )



## LOUNGE

20'4" x 15'8" (6.20m x 4.78m )



## W/C

6'0" x 3'0" (1.83m x 0.91m )



## LANDING



## BEDROOM

11'7" x 10'3" (3.53m x 3.12m )



## BEDROOM

9'2" x 8'2" (2.79m x 2.49m )



## BEDROOM

10'2 "x 9'3" (3.10m "x 2.82m )



## BATHROOM

7'4" x 5'6" (2.24m x 1.68m )



## BEDROOM

11'6" x 8'2" (3.51m x 2.49m )



## GARDEN



## OUTBUILDING



## FRONT ASPECT



## REAR ASPECT



## GARAGE



## MATERIAL INFO

Council Tax Band: E

Heating: Gas Central

Services:

Mains electricity - yes

Mains gas - yes

Mains water - yes

Mains drainage - yes

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 -84%

EE -78%

Three -80%

Vodafone -84%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: N/A

Seller's Position: Need to find

Garden Facing: West

Non-Standard Features to note: N/A

## AGENT NOTE

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

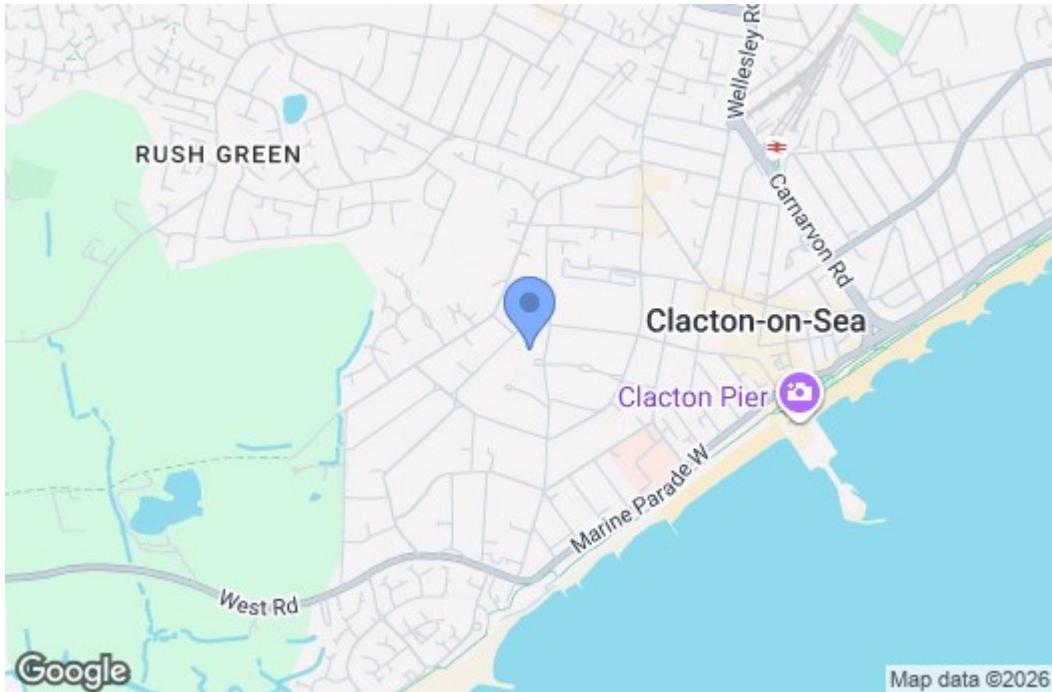
themselves of their condition before entering into any Legal Contract.

## ANTI MONEY LAUNDERING

### 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

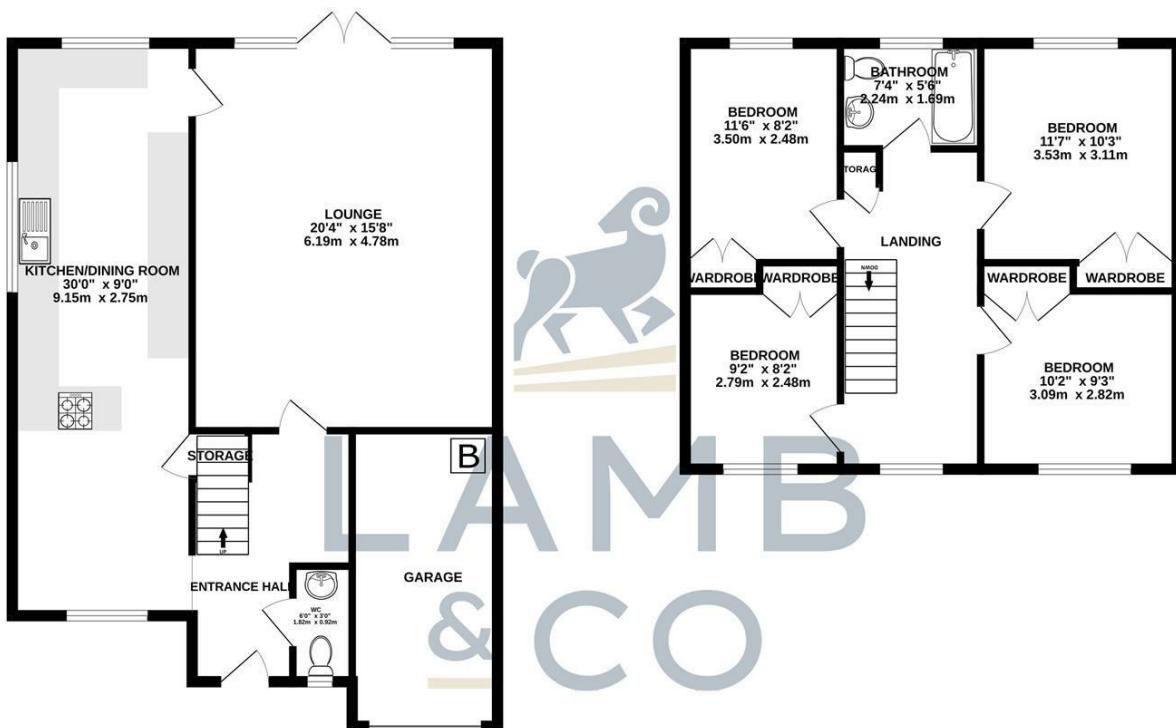


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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 identification 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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