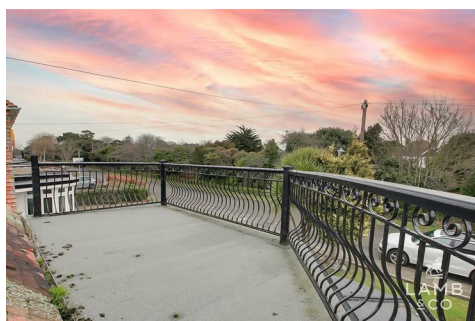




LAMB & CO

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## ALBANY GARDENS WEST, CLACTON-ON-SEA, CO15 6HN

### GUIDE PRICE £425,000

Guide Price £425,000 - £450,000. Situated in the highly desirable Gardens area of East Clacton, this impressive four-bedroom detached house is in need of modernisation and offers spacious and well-appointed living. The property features a bright and airy lounge, a kitchen/dining area, and four good sized bedrooms. Externally, the home benefits from a beautifully maintained garden, a private driveway, and a garage providing ample parking. Located just a short distance from the seafront

- Four Bedrooms
- East Clacton
- No Onward Chain
- Sea Views
- Desirable Location
- EPC - TBC



## ENTRANCE HALL

## LOUNGE

14'00" 12'3" (4.27m 3.73m)



## KITCHEN

13'5" 7'1" (4.09m 2.16m)



## BEDROOM TWO

12'9" 11'8" (3.89m 3.56m)



## BEDROOM THREE

13'1" 9'1" (3.99m 2.77m)



## SHOWER ROOM

8'00" 7'6" (2.44m 2.29m)





## DINING ROOM

13'9" 12'5" (4.19m 3.78m)



## BEDROOM FOUR

12'4" 7'4" (3.76m 2.24m)



## CONSERVATORY

11'00" 8'9" (3.35m 2.67m)



## BEDROOM ONE

20'2" 16'9" (6.15m 5.11m)



## SHOWER ROOM

6'3" 4'8" (1.91m 1.42m)

## 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

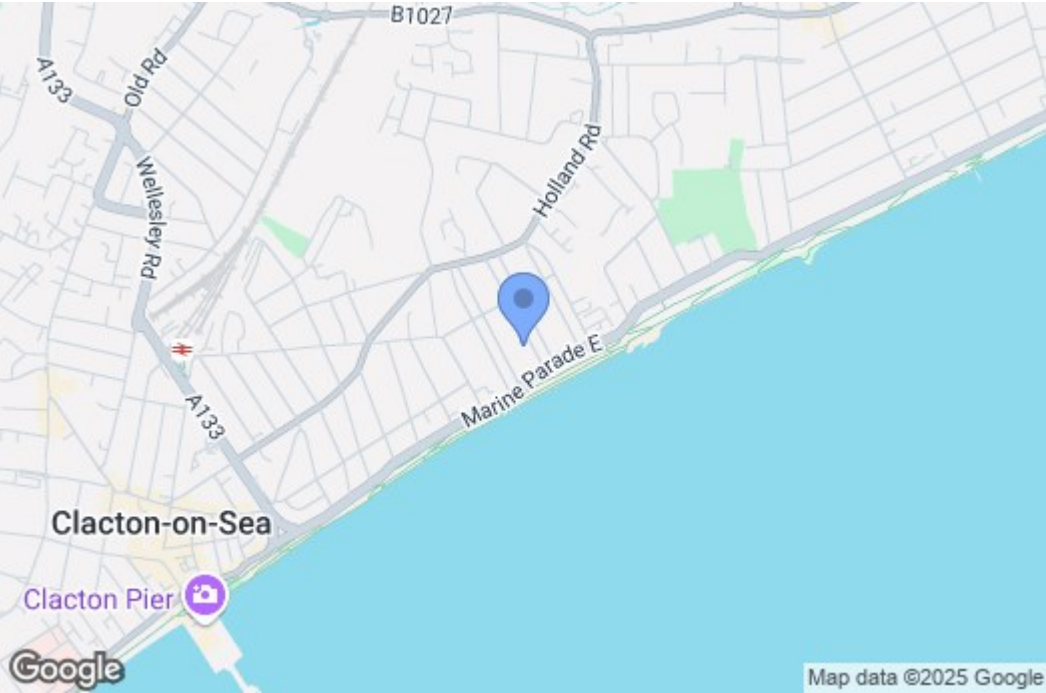
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

### Material Information

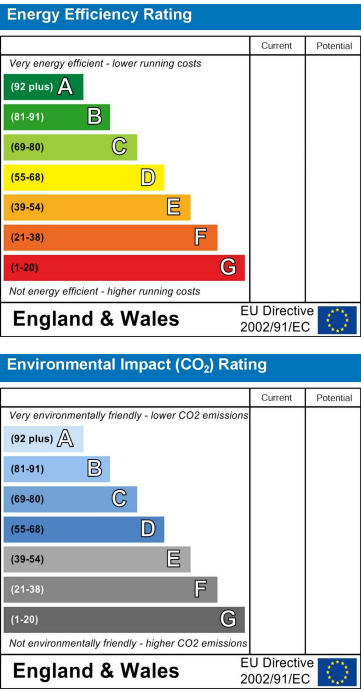
Council Tax Band: E  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: Three - Likely, O2, Vodaphone, EE - Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: West



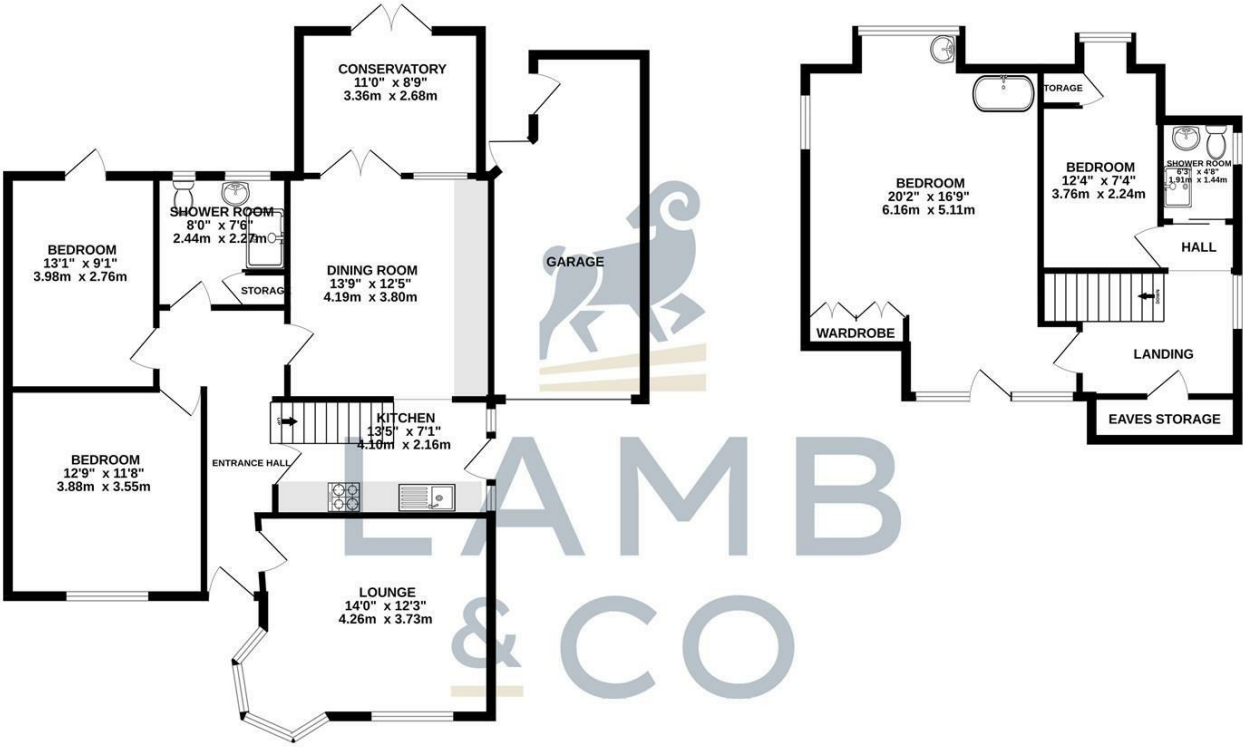
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 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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