



LAMB & CO

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Inspired by property, driven by passion.



## AVONDALE ROAD, CLACTON-ON-SEA, CO15 6ER

GUIDE PRICE £350,000

Guide Price £350,000 - £375,000. This spacious 4 bedroom detached house in Clacton-on-Sea offers versatile living accommodation, perfect for a growing family or those needing extra space for multi-generational living. The property includes a self-contained annexe

- Five Bedrooms
- Well Presented
- No Onward Chain
- Private Garden
- Annexe
- EPC - D

## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## Lounge

16'8" x 12'0" (5.08m x 3.66m)

## Dining Room

12'8" x 10'2" (3.86m x 3.10m )

## Shower Room

5'0" x 4'2" (1.52m x 1.27m )

## W/C

4'4" x 3'8" (1.32m x 1.12m )

## Kitchen

11'4" x 10'0" (3.45m x 3.05m )

## Sitting Room

14'0" x 9'2" (4.27m x 2.79m )

## Study

9'0" x 5'2" (2.74m x 1.57m )

## Bedroom

14'10" x 7'8" (4.52m x 2.34m )

## Bedroom

12'0" x 11'5" (3.66m x 3.48m )

## Bedroom

10'4" x 9'8" (3.15m x 2.95m )

## Bathroom

7'4" x 4'8" (2.24m x 1.42m )

## W/C

4'2" x 3'10" (1.27m x 1.17m )

## Annex Bedroom

15'2" x 7'5" (4.62m x 2.26m )

## Additional Info

Council Tax Band: D

Heating: Gas Central

Services: Mains

Broadband: Ultrafast

Mobile Coverage: EE- Likely, Three- Likely, O2- Likely, Vodafone- Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Very Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: South

## 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.

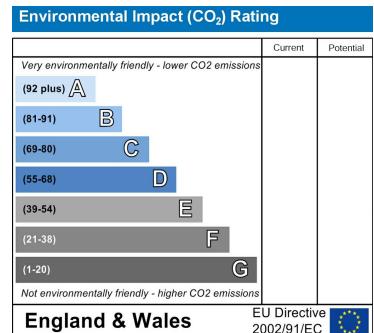
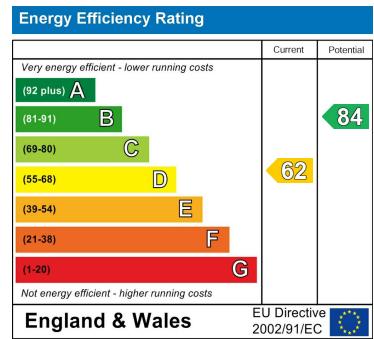
## AML

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.

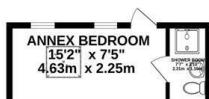
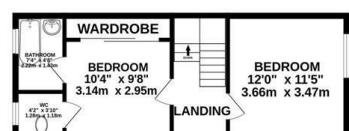
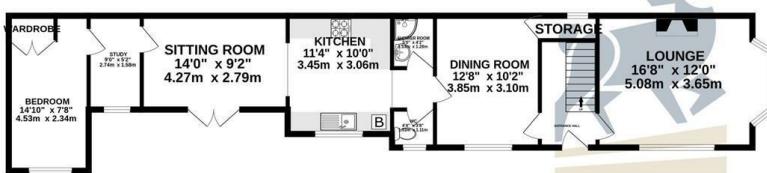
## Map



## EPC Graphs



## Floorplan



# LAMB & CO

TOTAL FLOOR AREA: 1371 sq.ft. (127.4 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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