



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
- No Onward Chain
- Annexe
- Well Presented
- Private Garden
- 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.

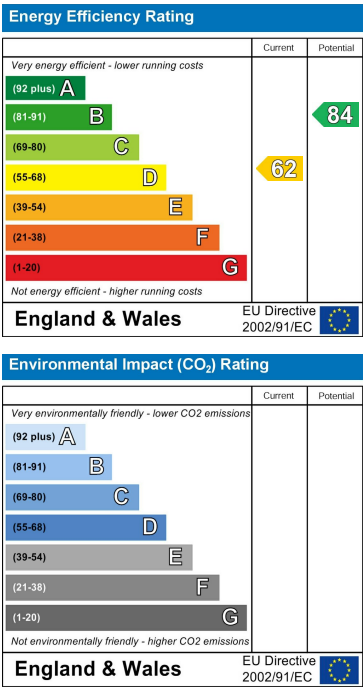
AML

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.

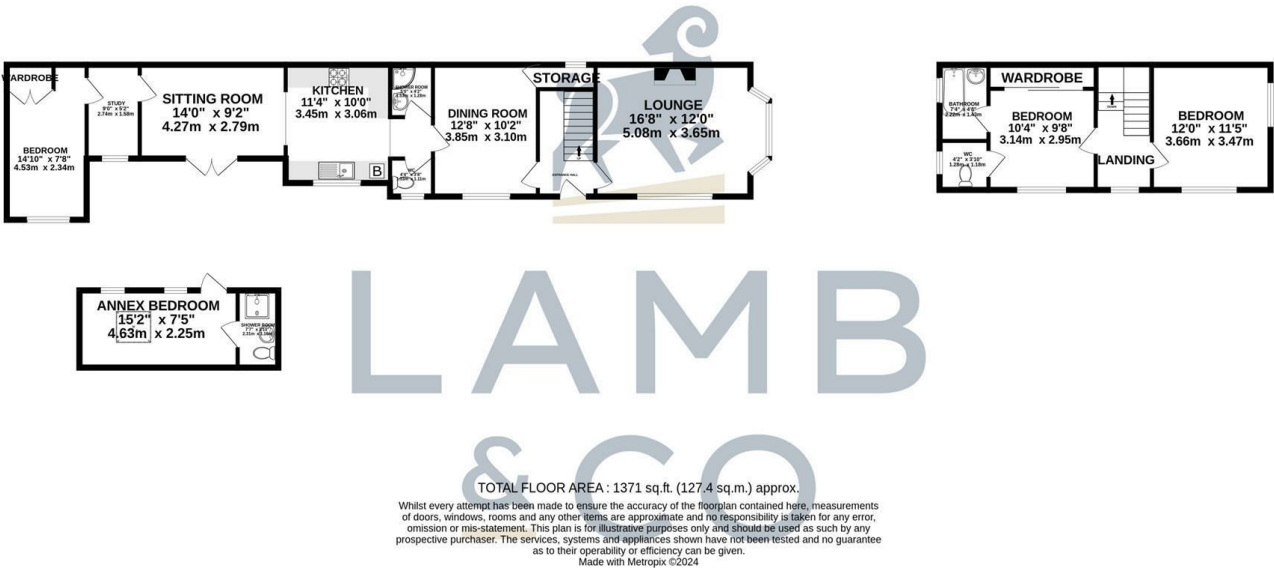
Map



EPC Graphs



Floorplan



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.