



LAMB & CO

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Inspired by property, driven by passion.



**LYMINGTON AVENUE, GREAT CLACTON, CO15 4QE**

**PRICE £319,995**

This charming, extended three-bedroom semi-detached house in Clacton is beautifully presented and ready for move-in. The property offers a spacious layout. The extension provides additional living space, adding versatility and comfort. There are two bright double bedrooms, a comfortable single bedroom.

- Three Bedrooms
- Extended
- Garage & Off Road Parking
- Well Presented Throughout
- Family Room
- En Suite
- EPC - TBC

## ENTRANCE HALL

## LOUNGE

25'3" 11'7" (7.70m 3.53m)



## KITCHEN

11'00" 8'3" (3.35m 2.51m)



## FAMILY ROOM

16'7" 15'8" (5.05m 4.78m)



## BATHROOM

7'00" 5'10" (2.13m 1.78m)



## BEDROOM TWO

11'8" 9'7" (3.56m 2.92m)



## BEDROOM ONE

11'2"10'6" (3.40m3.20m)



## OUTSIDE



## EN SUITE

7'5" 3'10" (2.26m 1.17m)

## BEDROOM THREE

8'00" 7'00" (2.44m 2.13m)



## 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.

## Additional Info

Council Tax Band: C  
Heating: Gas  
Services: All Mains  
Broadband: Superfast  
Mobile Coverage: Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

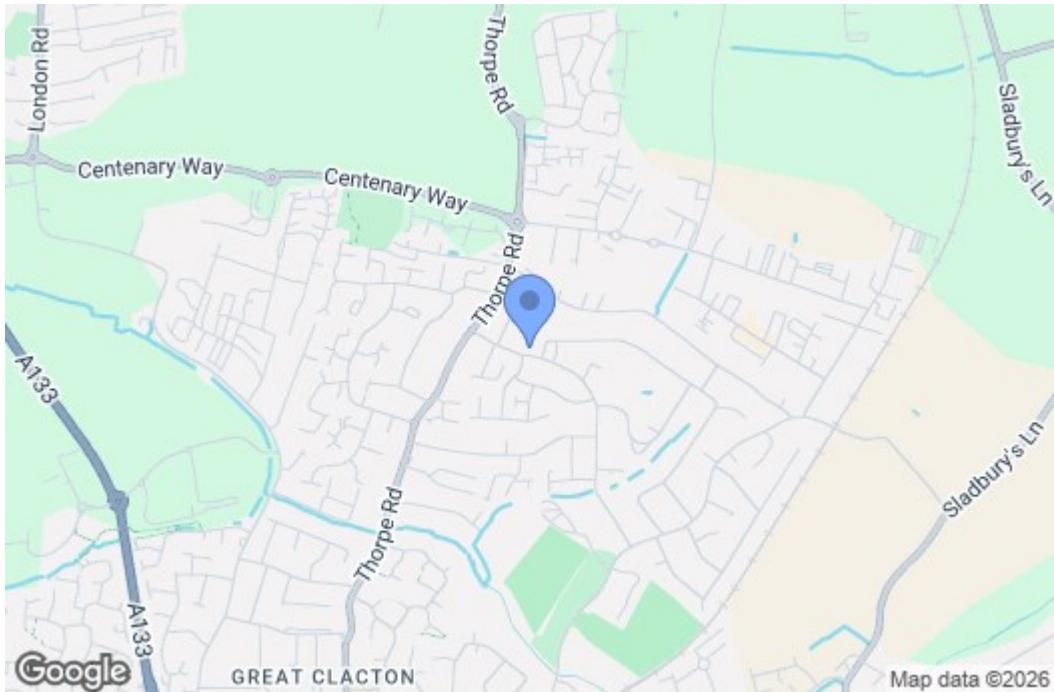
Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: North

## Map

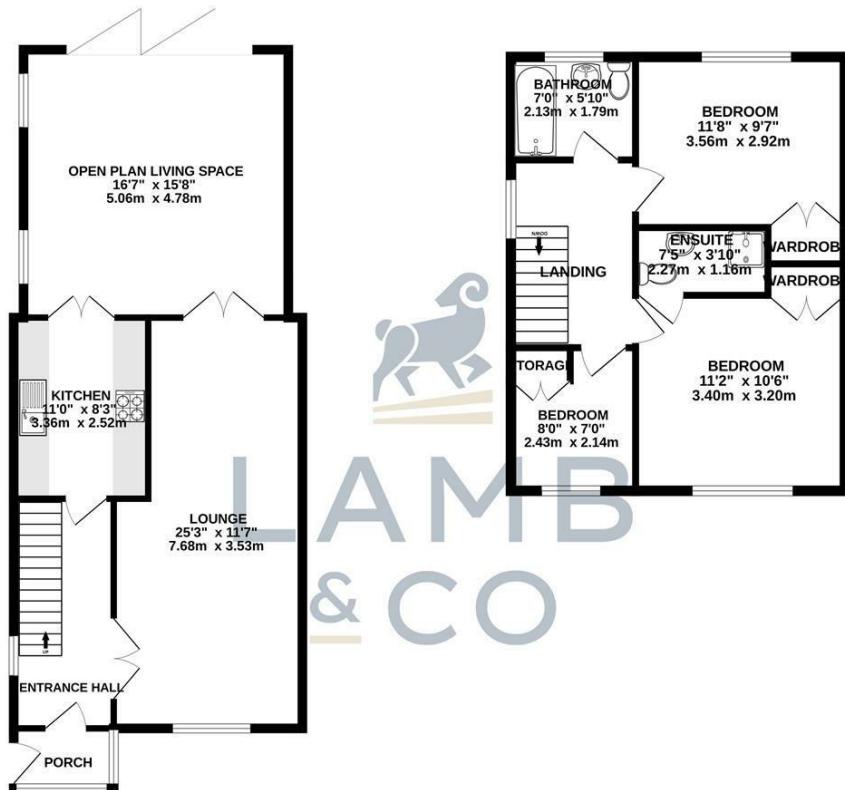


## EPC Graphs

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

## Floorplan



TOTAL FLOOR AREA: 1194 sq ft. (111.0 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Floor plan prepared by C2C.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.