



LAMB & CO

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Inspired by property, driven by passion.



## HAMPSTEAD AVENUE, CLACTON-ON-SEA, CO16 7HE PRICE £325,000

Set on a generous plot in a popular part of Clacton-on-Sea, this three-bedroom detached home offers exceptional outdoor space—perfect for gardening, entertaining, or even future development (subject to planning permission). Inside, you'll find a bright, welcoming lounge, a well-equipped kitchen, and three well-proportioned bedrooms, making it an ideal choice for families seeking space both inside and out.

- Three Bedrooms
- Downstairs W.C
- Generous Plot
- Dining Room
- Garage & Off Road Parking
- EPC - TBC



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## W.C

4'00" 3'1" (1.22m 0.94m)

## LOUNGE

17'6" 13'5" (5.33m 4.09m)



## KITCHEN

10'4" 9'2" (3.15m 2.79m)



## BATHROOM

6'8" 5'5" (2.03m 1.65m)



## DINING ROOM

10'00" 8'5" (3.05m 2.57m)



## BEDROOM TWO

10'5" 9'2" (3.18m 2.79m)



## BEDROOM ONE

12'7" 10'5" (3.84m 3.18m)



## BEDROOM THREE

9'6" 6'9" (2.90m 2.06m)



## 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: C

Heating: Gas

Services: All Mains

Broadband:

Mobile Coverage: O2, Three -Likely. Vodaphone, EE - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

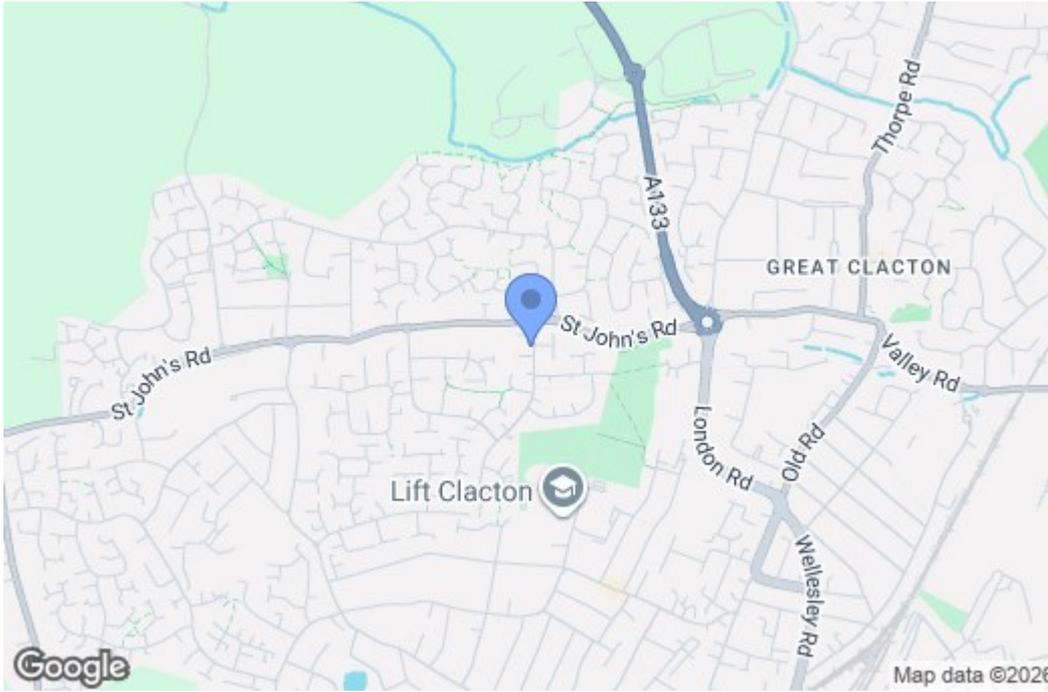
Flood Risk: Low

Additional Charges: No

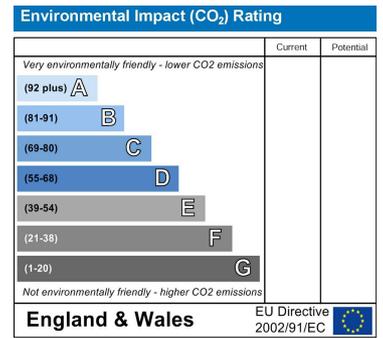
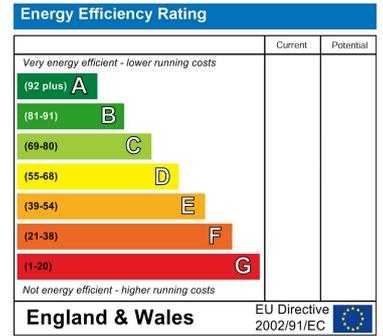
Seller's Position: Needs To Find

Garden Facing: South

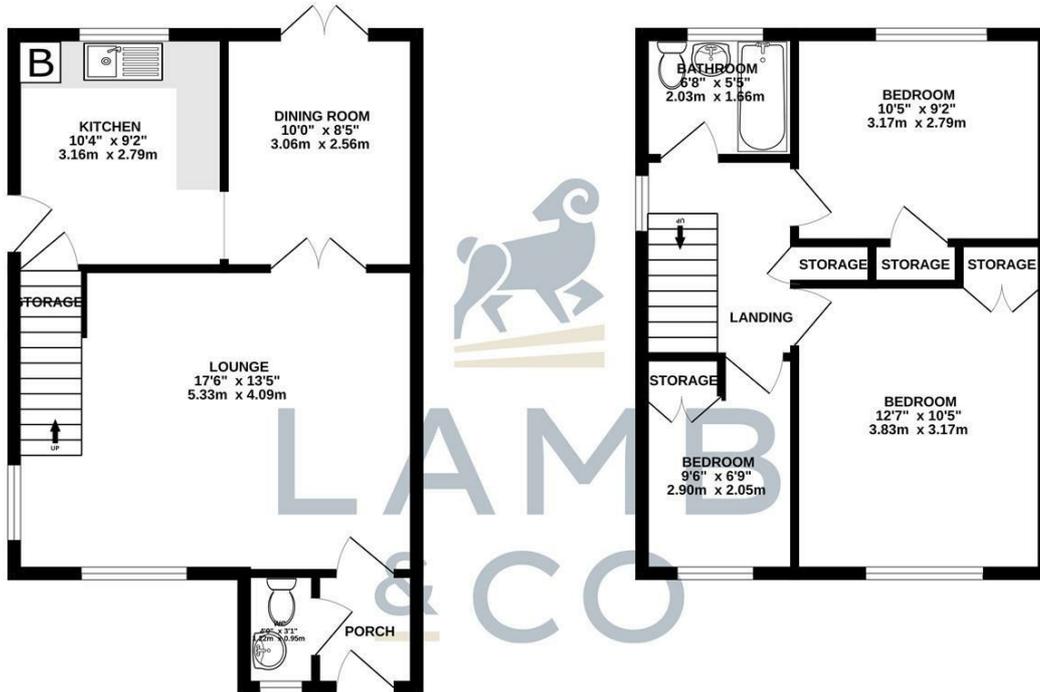
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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