



LAMB & CO

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Inspired by property, driven by passion.



## LANCASTER GARDENS WEST, CLACTON-ON-SEA, CO15 6QQ

OFFERS IN EXCESS OF £475,000

Located in the prestigious 'Gardens' area of East Clacton, just a short walk from the seafront, this spacious family home offers an exceptional living experience. The property features an open-plan kitchen/dining area, a separate lounge, ground floor wet room and first floor shower room & a utility room. With two ground floor bedrooms this versatile property can also accommodate single storey living.

- Four/Five Bedrooms
- Off-Road Parking
- Two Bathrooms
- Sought After 'Gardens' Location
- No Onward Chain
- EPC D

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY

### BEDROOM TWO

10'2 x 9'6 (3.10m x 2.90m)



### BEDROOM ONE

17'0 x 9'10 (5.18m x 3.00m)



### BATHROOM

9'3 x 8'4 (2.82m x 2.54m)



### LOUNGE

21'9 x 16'2 (6.63m x 4.93m)



### KITCHEN/DINING ROOM

26'0 x 12'0 (7.92m x 3.66m)



## UTILITY ROOM

9'5 x 6'2 (2.87m x 1.88m)

## FIRST FLOOR



## BEDROOM THREE

12'6 x 12'4 (3.81m x 3.76m)



## OFFICE/BEDROOM FIVE

7'0 x 6'5 (2.13m x 1.96m)



## SHOWER ROOM

6'2 x 5'7 (1.88m x 1.70m)



## BEDROOM FOUR

12'6 x 10'0 (3.81m x 3.05m)

## OUTSIDE

## OUTSIDE REAR



## Additional Info

Council Tax Band: D

Heating: Gas central heating

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast up to 1000 mbps

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

Construction: Cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Surface Water - Very Low / Rivers & Sea - Very Low

Additional Charges: None

Seller's Position: No Onward Chain

Garden Facing: West

## Agents Note Sales

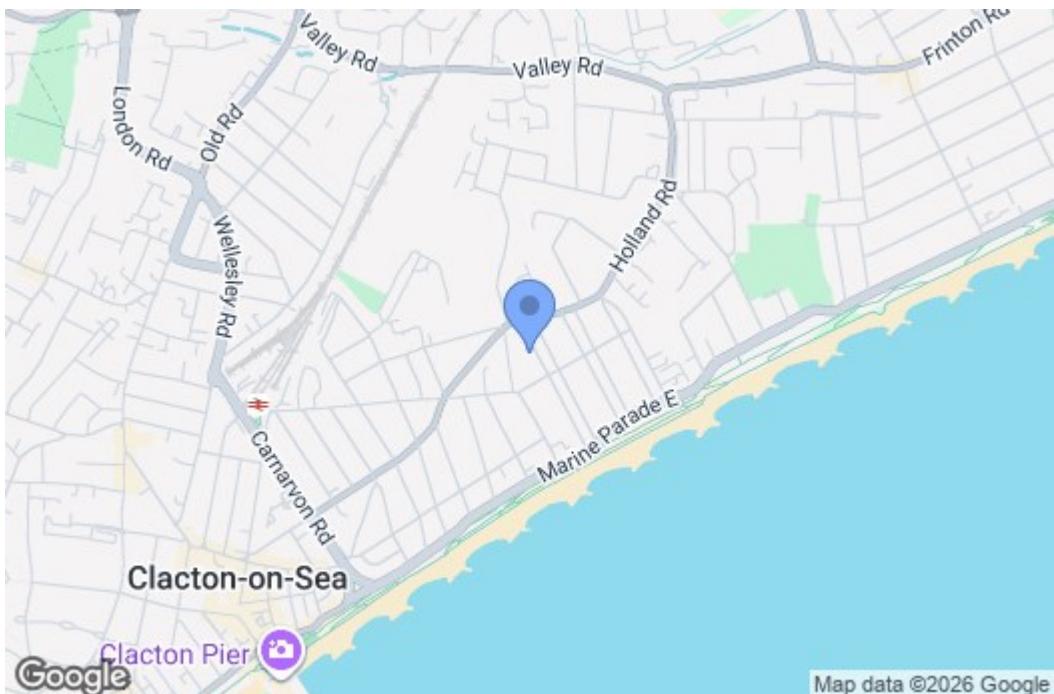
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## 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

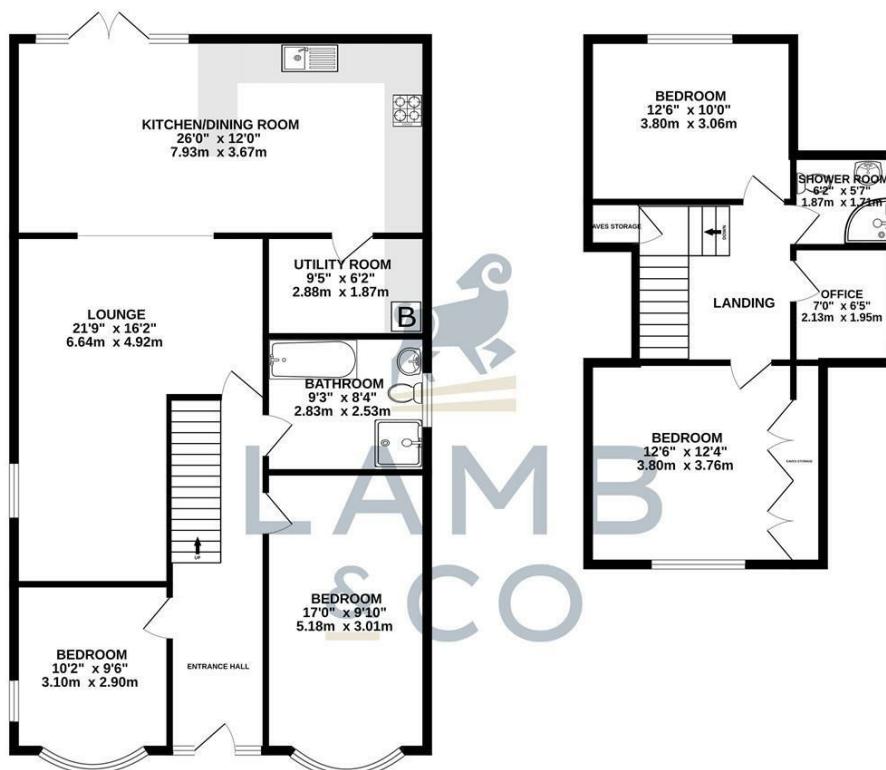


## EPC Graphs

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			
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			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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. No responsibility is accepted for any error, omission or misdescription. This plan is for identification purposes only and should not be relied on as any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

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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.