



LAMB & CO

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Inspired by property, driven by passion.



CONSTABLE AVENUE, CLACTON-ON-SEA, CO16 8XA

OFFERS IN EXCESS OF £325,000

Situated on the sought-after Cann Hall Estate, this stunning three-bedroom detached house is immaculate throughout, offering modern and stylish living. The property features a bright and spacious lounge, a contemporary kitchen & dining room, and three well-proportioned bedrooms. Externally, the home benefits from a well-maintained rear garden, a private driveway, and a converted garage.

- Three Bedrooms
- Converted Garage
- Immaculate Throughout
- Dining Room
- No Onward Chain
- EPC - D

ENTRANCE HALL

KITCHEN

9'8" 7'9" (2.95m 2.36m)



LOUNGE

20'00" 16'3" (6.10m 4.95m)



DINING ROOM

13'5" 7'00" (4.09m 2.13m)

BEDROOM THREE

9'8" 7'2" (2.95m 2.18m)



BEDROOM TWO

14'00" 10'00" (4.27m 3.05m)



BEDROOM ONE

14'00" 10'00" (4.27m 3.05m)



BATHROOM

7'00" 6'5" (2.13m 1.96m)



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:

Heating: Gas

Services: All Mains

Broadband: Ultrafast

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

Construction: Conventional

Restrictions: No

Rights & Easements: No

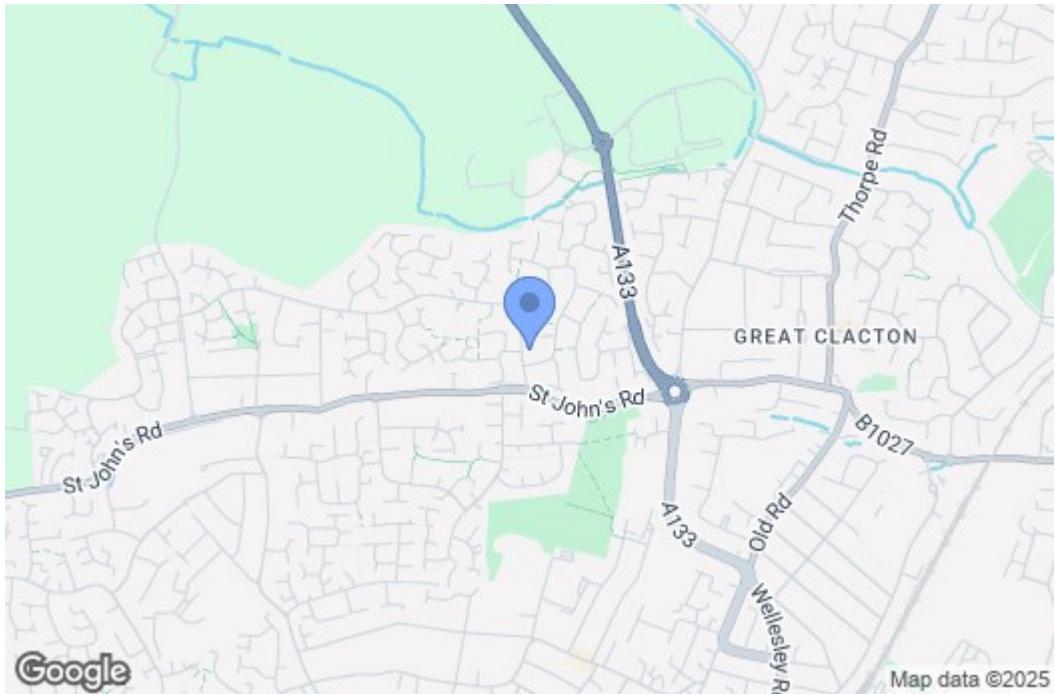
Flood Risk: Low

Additional Charges: No

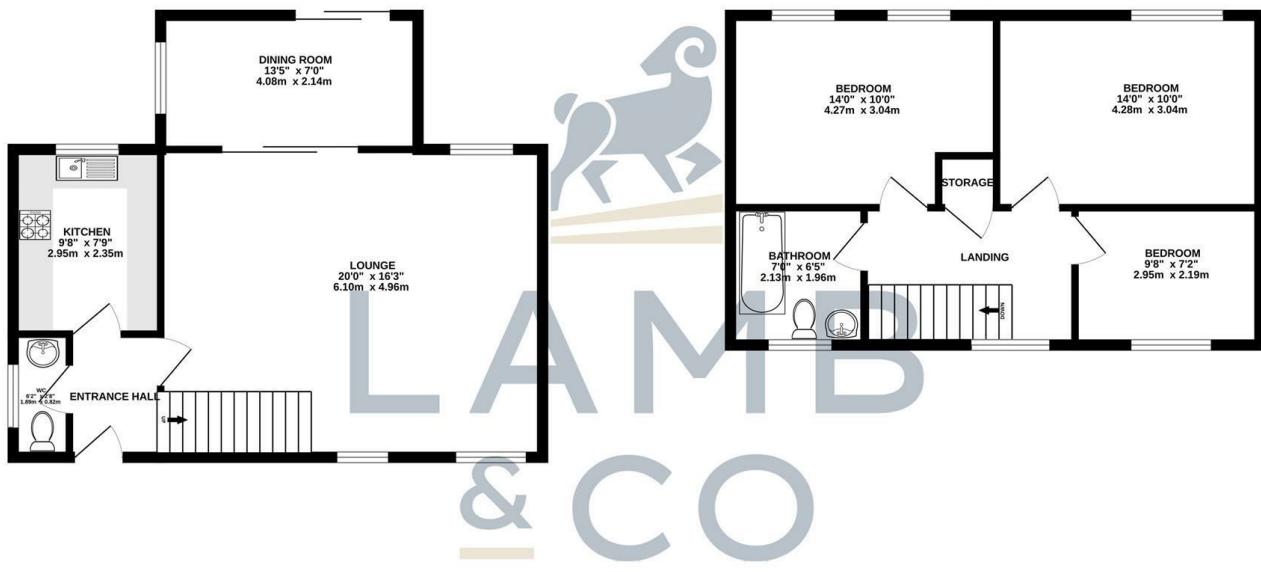
Seller's Position: No Onward Chain

Garden Facing: South

Map



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