



LAMB & CO

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MARION AVENUE, CLACTON-ON-SEA, CO15 4EY

PRICE £350,000

Brought to market for the first time since new, this four bedroom detached house located on the popular 'Robin Hood' development in Great Clacton. The property is offered chain free and benefits from a re-fitted kitchen, South facing garden and detached garage.

- Four Bedrooms
- South Facing Garden
- Robin Hood Development
- Two Receptions
- Garage & Driveway
- Ground Floor WC
- Chain Free
- EPC D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL

WC



LOUNGE

18'11 x 12'1 (5.77m x 3.68m)



KITCHEN

11'3 x 9'8 (3.43m x 2.95m)



DINING ROOM

11'3 x 8'9 (3.43m x 2.67m)



FIRST FLOOR

LANDING



BEDROOM THREE

12'1 x 8'6 (3.68m x 2.59m)



BEDROOM ONE

12'3 x 10'2 (3.73m x 3.10m)



BEDROOM FOUR

11'3 x 8'5 (3.43m x 2.57m)

BATHROOM

7' x 5'6 (2.13m x 1.68m)



BEDROOM TWO

11'3 x 10'2 (3.43m x 3.10m)



OUTSIDE

FRONT

REAR

42' (12.80m)



Additional Information

Council Tax Band: D

Heating: Gas central heating

Seller's Position: No onward chain

Garden Facing: South

Agents Note Sales

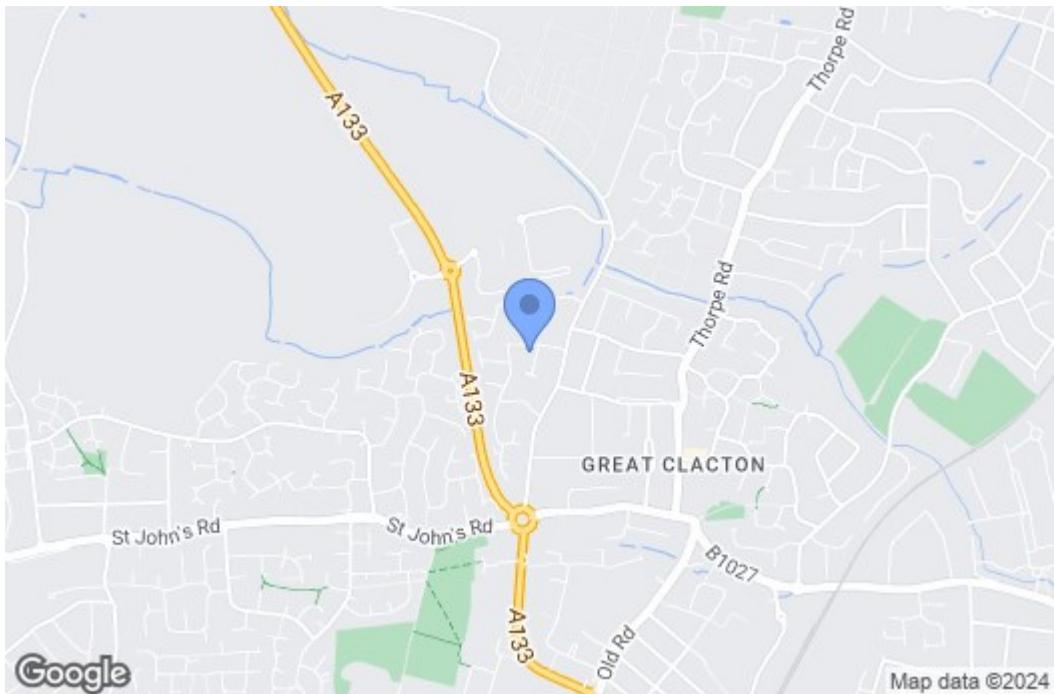
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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

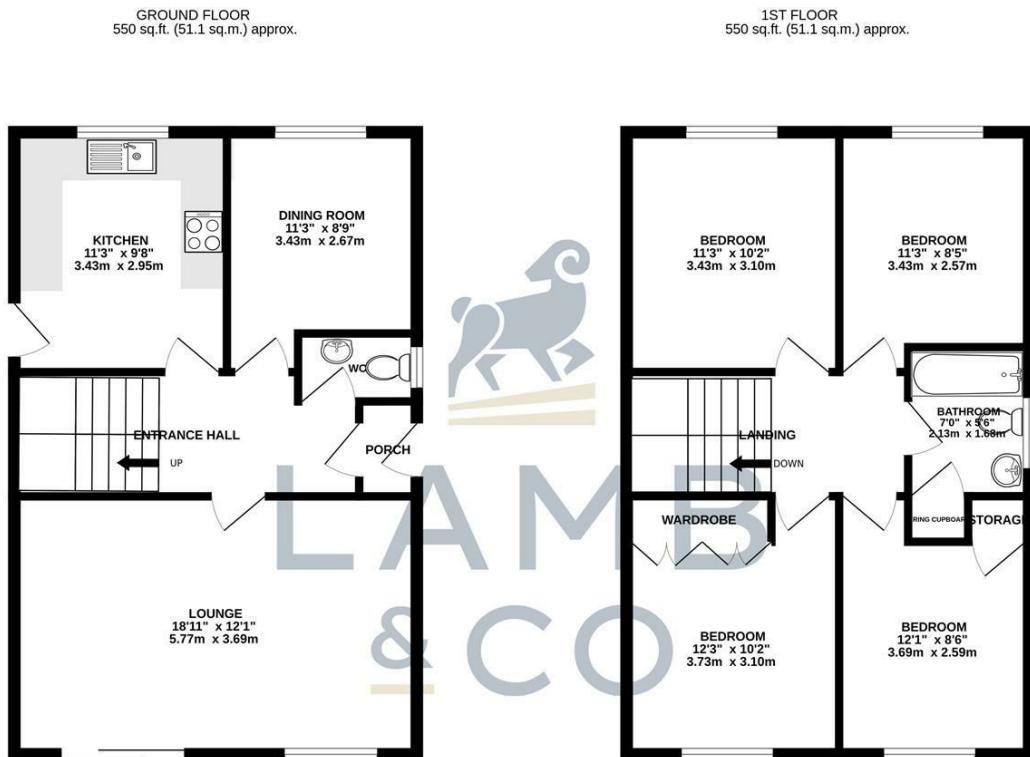


EPC Graphs

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.