



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332



**BERTRAM AVENUE, CLACTON-ON-SEA, CO16 9RG**

**PRICE £520,000**

This impressive residence rests on a quiet avenue in the village of Little Clacton. Boasting ample space both inside and out with the addition of a self-contained two bedroom annexe providing a potential rental opportunity. A substantial double garage can be found at the rear of the property with enough room to house four vehicles.

- Four Bedrooms
- Off Road Parking
- Little Clacton
- Two Bedroom Annexe
- Utility Room
- Double Garage
- EPC E

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### STUDY

4'03x7'07 (1.30m x 2.31m)

### SITTING ROOM/ BEDROOM

12'03x11'08 (3.73m x 3.56m)



### KITCHEN/DINER

24'03x25'01 (7.39m x 7.65m)

### UTILITY ROOM

9'04x7'01 (2.84m x 2.16m)



### BATHROOM

9'04x5'04 (2.84m x 1.63m)



### FIRST FLOOR

## BEDROOM ONE

12'00x17'01 (3.66m x 5.21m)



## SHOWER ROOM

6'00x7'02 (1.83m x 2.18m)



## EN-SUITE

6'00x11'08 (1.83m x 3.56m)



## BEDROOM TWO

16'03x8'09 (4.95m x 2.67m)



## BEDROOM THREE

6'00x10'00 (1.83m x 3.05m)



## OUTSIDE



## OUTSIDE REAR



## BEDROOM ONE

10'08x8'03 (3.25m x 2.51m)



## ANNEXE

### KITCHEN/LOUNGE

10'08x18'00 (3.25m x 5.49m)



## DOUBLE GARAGE



## BEDROOM TWO

6'10x10'04 (2.08m x 3.15m)

## SHOWER ROOM

6'10x5'05 (2.08m x 1.65m)



## GYM



## 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

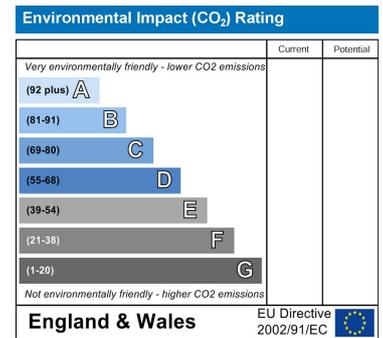
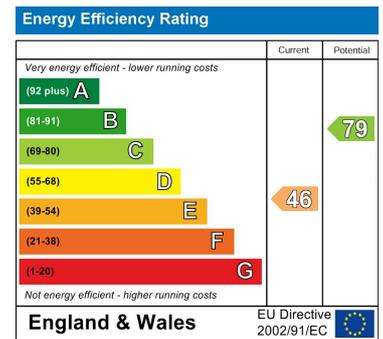
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



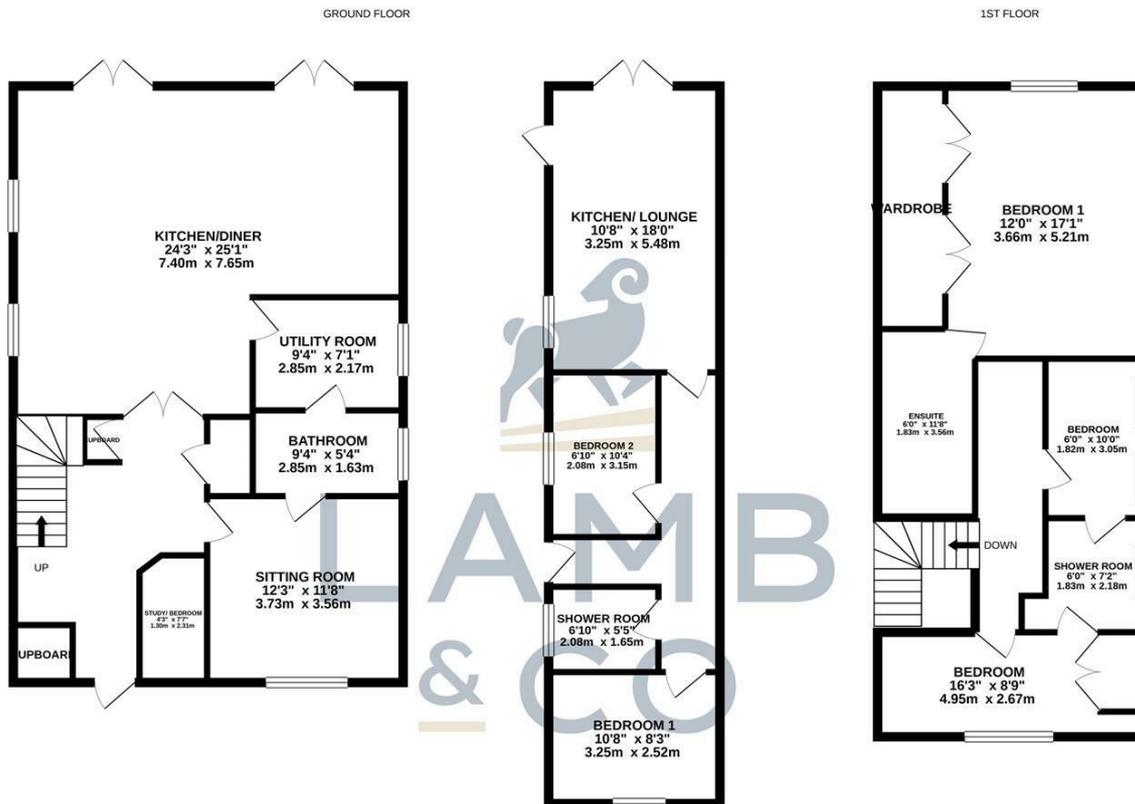
## Map



## EPC Graphs



## Floorplan



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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