



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



ALBANY GARDENS WEST, CLACTON-ON-SEA, CO15 6HN GUIDE PRICE £575,000

Positioned in the prestigious 'gardens' area of East Clacton, this imposing family home offers a flexible layout, with three reception rooms, an office, and an annexe. The generous contemporary kitchen is ideal for busy family life, and leads out into the low-maintenance and well-planned garden.

- Six Bedrooms
- The Modern Method of Auction
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Annexe
- EPC C



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALLWAY

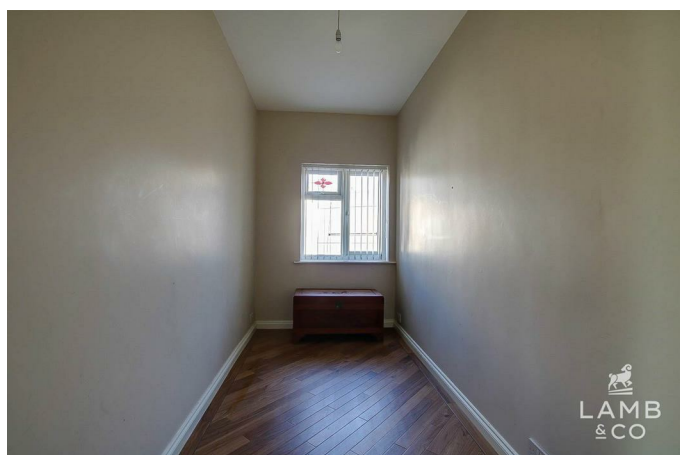
LOUNGE

13'9 x 11'10 (4.19m x 3.61m)



OFFICE

11'10 x 5'5 (3.61m x 1.65m)



BEDROOM FOUR

11'10 x 10'4 (3.61m x 3.15m)



BATHROOM

7'3 x 5'10 (2.21m x 1.78m)



KITCHEN

23'8 x 12'5 (7.21m x 3.78m)



FAMILY ROOM

14'3 x 12'5 (4.34m x 3.78m)



BEDROOM SIX

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

EN SUITE



LOUNGE

17'10 x 7'7 (5.44m x 2.31m)

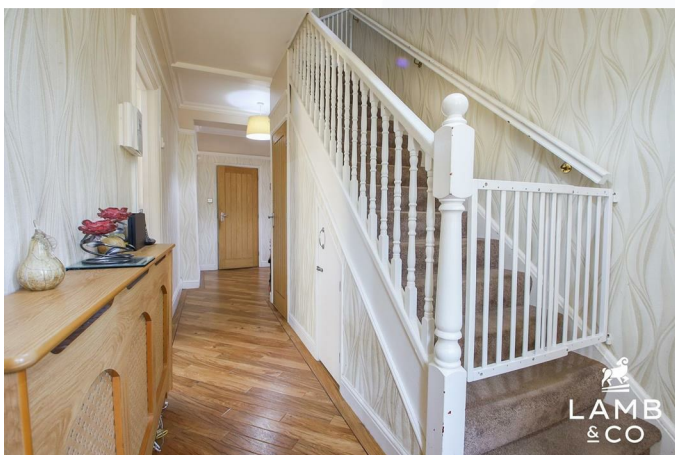


KITCHEN

11'10 x 8'6 (3.61m x 2.59m)



HALLWAY



FIRST FLOOR



BEDROOM ONE

19'2 x 11'10 (5.84m x 3.61m)



BEDROOM TWO

12'8 x 12'6 (3.86m x 3.81m)



WC

BEDROOM FIVE

12'8 x 7'10 (3.86m x 2.39m)



BATHROOM

9'1 x 5'6 (2.77m x 1.68m)



DRESSING ROOM

10'6 x 6'8 (3.20m x 2.03m)



OUT BUILDING



BEDROOM THREE

11'10 x 10'6 (3.61m x 3.20m)



OUTSIDE



OUTSIDE REAR



DRESSING ROOM

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.

Additional Information Clacton

Council Tax Band: E

Heating: Gas

Seller's Position: Needs to find?

AUCTIONEER COMMENTS

CLACTON

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

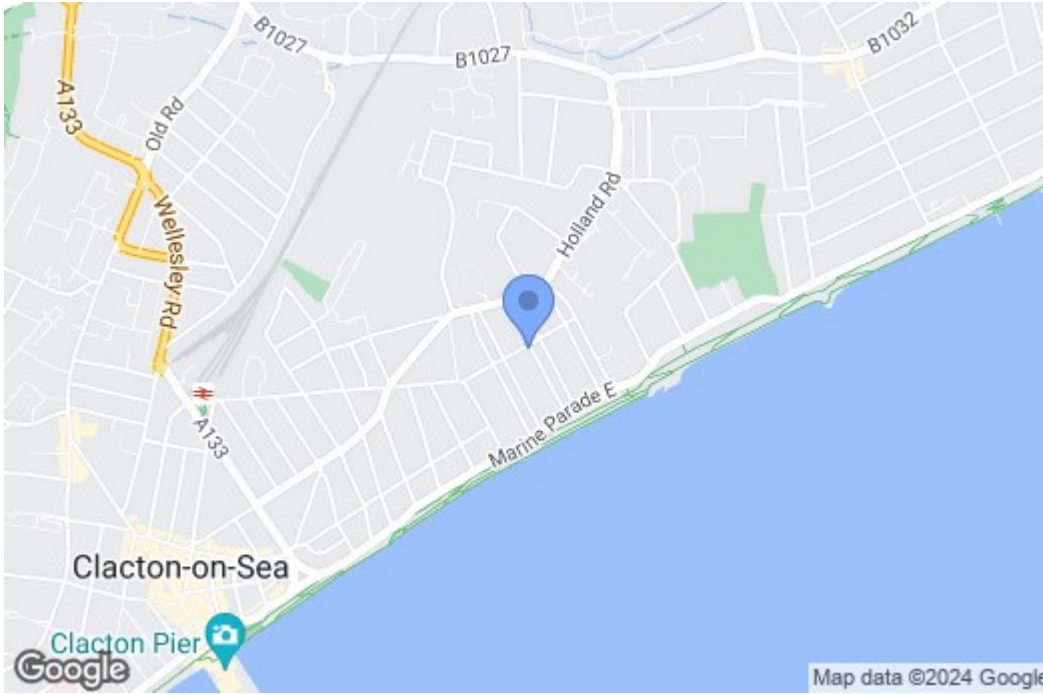
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

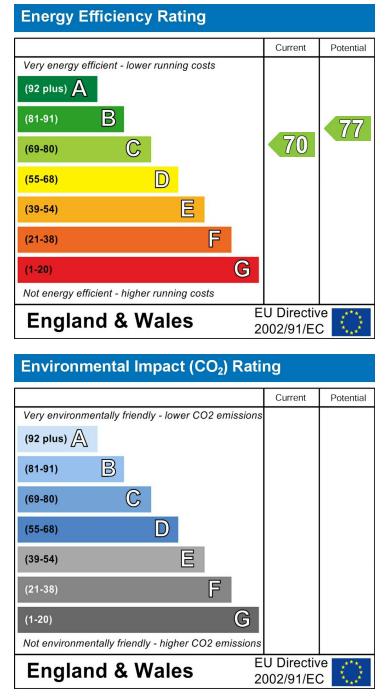
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

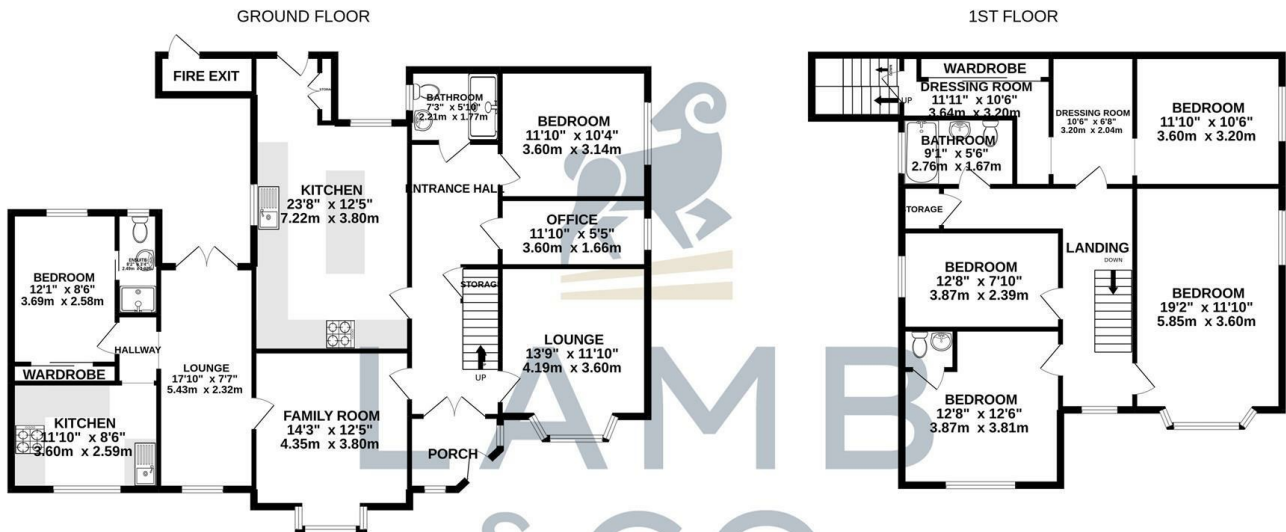
Map



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.
Made with Metropix ©2022



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.