



LAMB & CO

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Inspired by property, driven by passion.



ALBANY GARDENS WEST, CLACTON-ON-SEA, CO15 6HN OFFERS IN EXCESS OF £595,000

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
- Close To Seafront
- Outbuilding
- Off Road Parking
- Annexe
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALLWAY

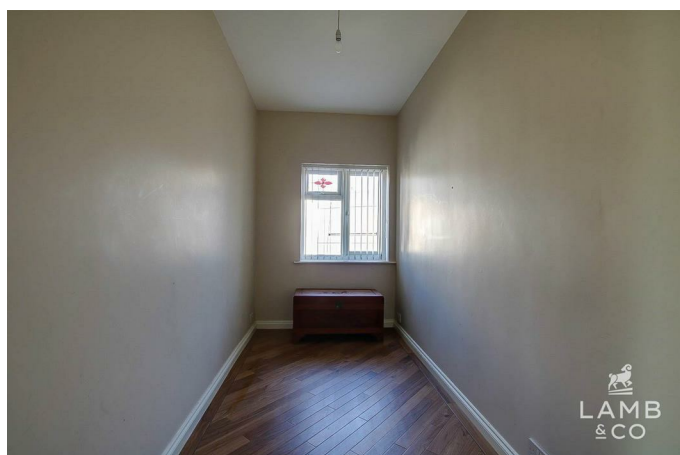
LOUNGE

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)

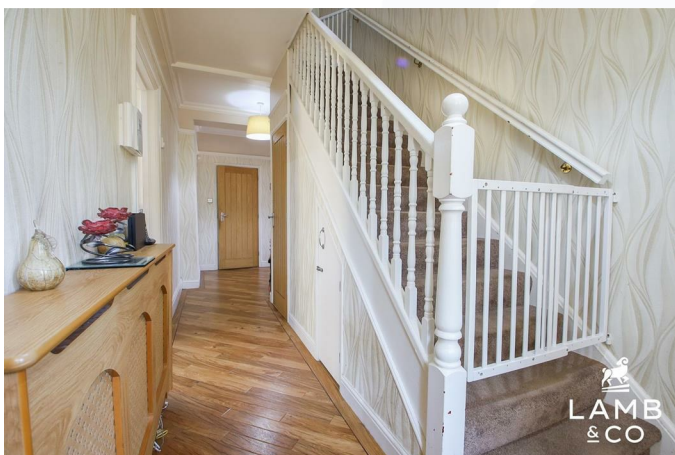


KITCHEN

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

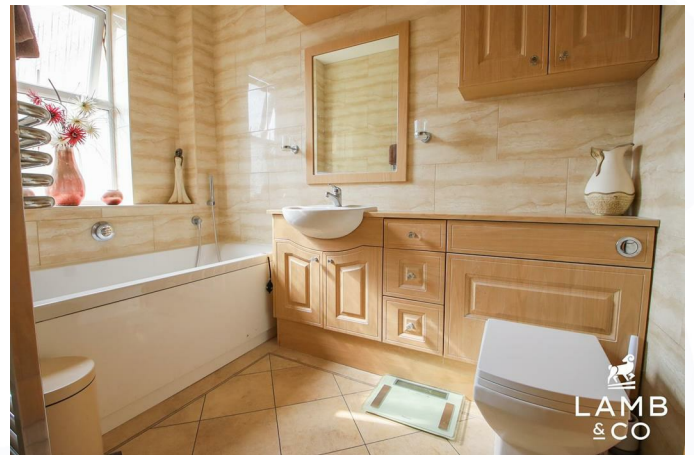
BEDROOM FIVE

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



DRESSING ROOM

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.

Additional Information Clacton

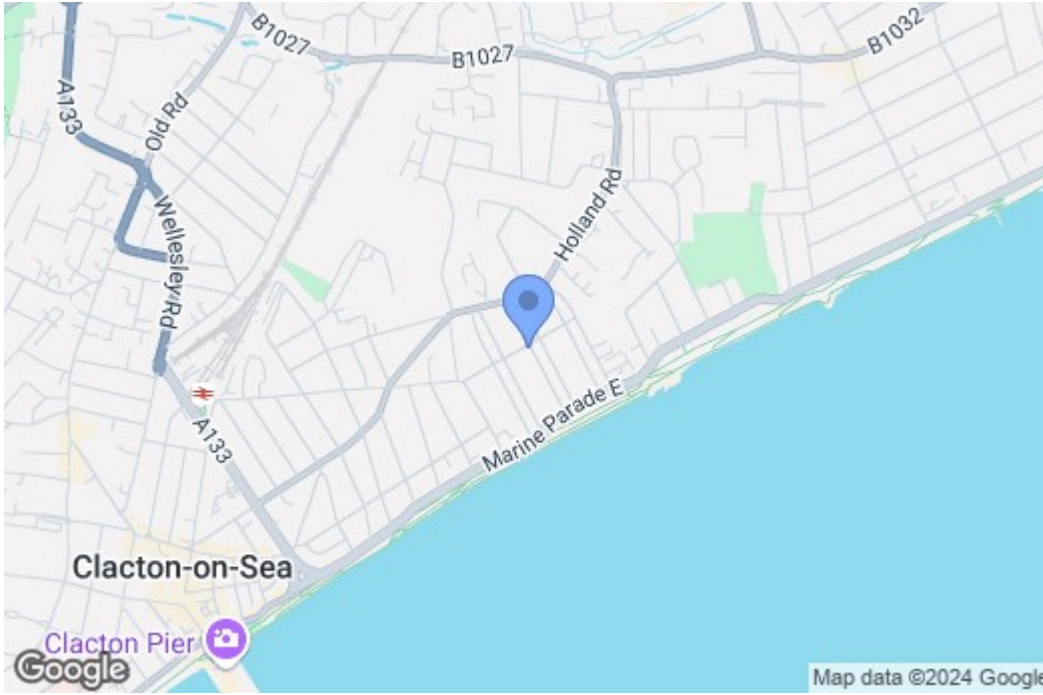
Council Tax Band: E

Heating: Gas

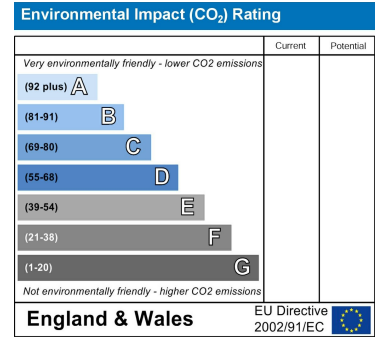
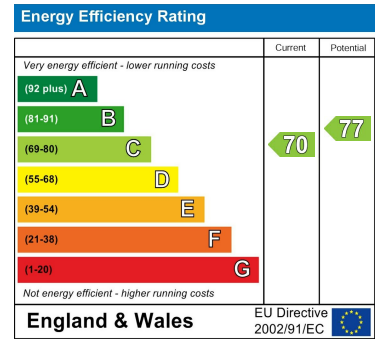
Seller's Position: Needs to find



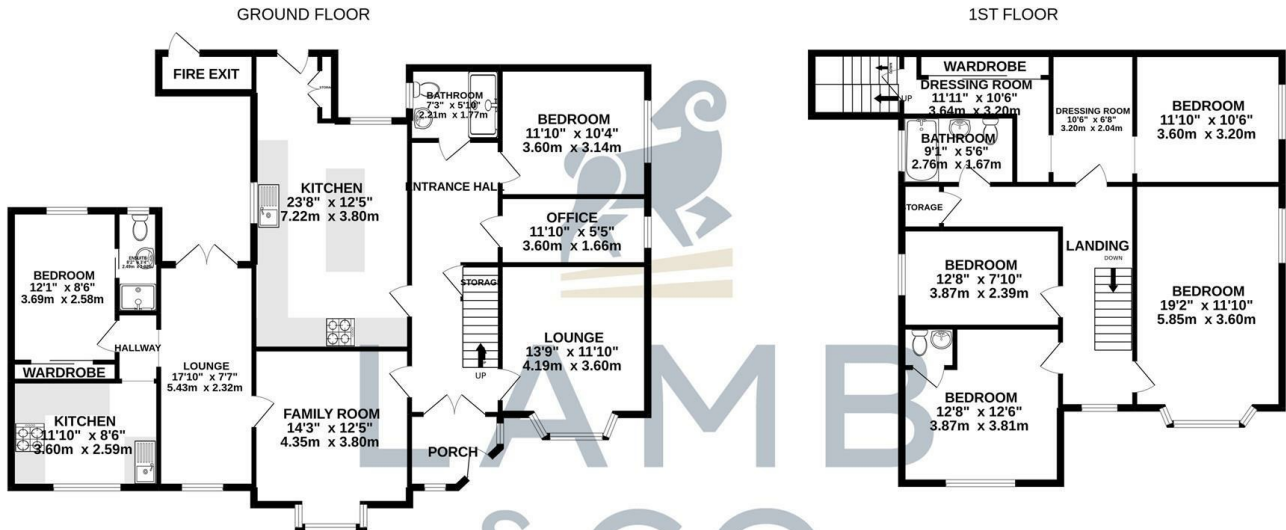
Map



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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