



LAMB & CO

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AVONDALE ROAD, CLACTON-ON-SEA, CO15 6ER

GUIDE PRICE £290,000

*** GUIDE PRICE £290,000 - £320,000 *** This spacious three-bedroom detached house has undergone a recent refurbishment, making it a move-in-ready home. Located close to amenities, the property boasts modern updates and no onward chain, providing an excellent opportunity for prospective buyers. With three well-appointed bedrooms, ample living space, this house is ideal for those seeking a hassle-free transition into their new home.

- Three Bedrooms
- No Onward Chain
- Recently Refurbished
- Separate W.C
- Off Road Parking
- EPC - E



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ENTRANCE HALL

LOUNGE

20'1" 14'7" (6.12m 4.45m)



BEDROOM THREE

7'00" 7'00" (2.13m 2.13m)



KITCHEN/DINING ROOM

20'1" 14'3" (6.12m 4.34m)



BATHROOM

10'00" 7'00" (3.05m 2.13m)



BEDROOM ONE

13'00" 11'3" (3.96m 3.43m)



BEDROOM TWO

12'11" 11'3" (3.94m 3.43m)



documentation once entering into negotiations for a property.

Additional Information Clacton

Council Tax Band: C

Heating: Gas

Seller's Position: No Onward Chain

Garden Facing: North

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.

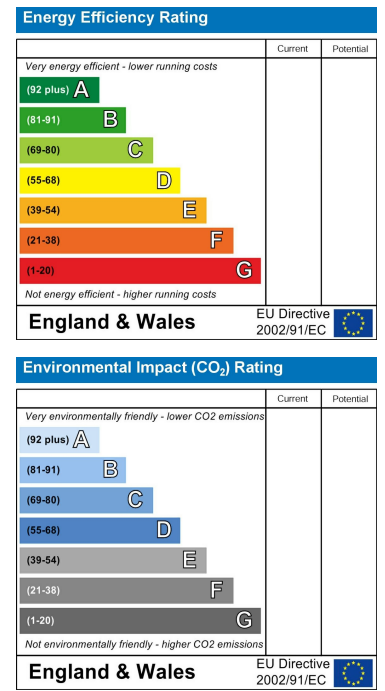
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence

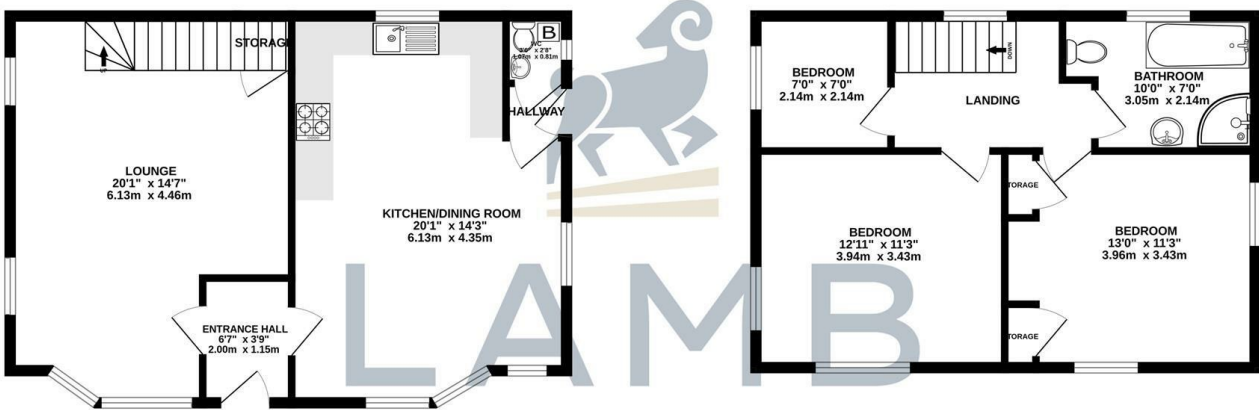
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1039 sq.ft. (96.6 sq.m.) approx.

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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