



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

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



ST. HELENS AVENUE, CLACTON-ON-SEA, CO15 4PY

OFFERS IN EXCESS OF £282,500

Situated in the popular location of Great Clacton with easy access to local amenities and transport links, this property offers comfortable living with ample driveway parking. The south-facing garden provides an ideal space for outdoor activities and relaxation, while the detached garage offers convenient storage solutions.

- Three Bedrooms
- Ample Off Road Parking
- Detached Garage
- Great Clacton
- South Facing Garden
- EPC-C



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

5'10" x 3'10" (1.78m x 1.17m)

HALLWAY

LOUNGE/DINER

25'2" x 11'7" (7.67m x 3.53m)



KITCHEN

11'2" x 8'6" (3.40m x 2.59m)



CONSERVATORY

18'x7' (5.49m x 2.13m)



WC

BATHROOM

7'5" x 6'9" (2.26m x 2.06m)



BEDROOM ONE

12'x11'9" (3.66m x 3.58m)



BEDROOM TWO

10'7" x 11'9" (3.23m x 3.58m)



BEDROOM THREE

7'10" x 7'5" (2.39m x 2.26m)



OUTSIDE REAR



Additional Information Clacton

Council Tax Band: C

Heating: Gas Central

Seller's Position: Needs to Find in Colchester.

Garden Facing: South

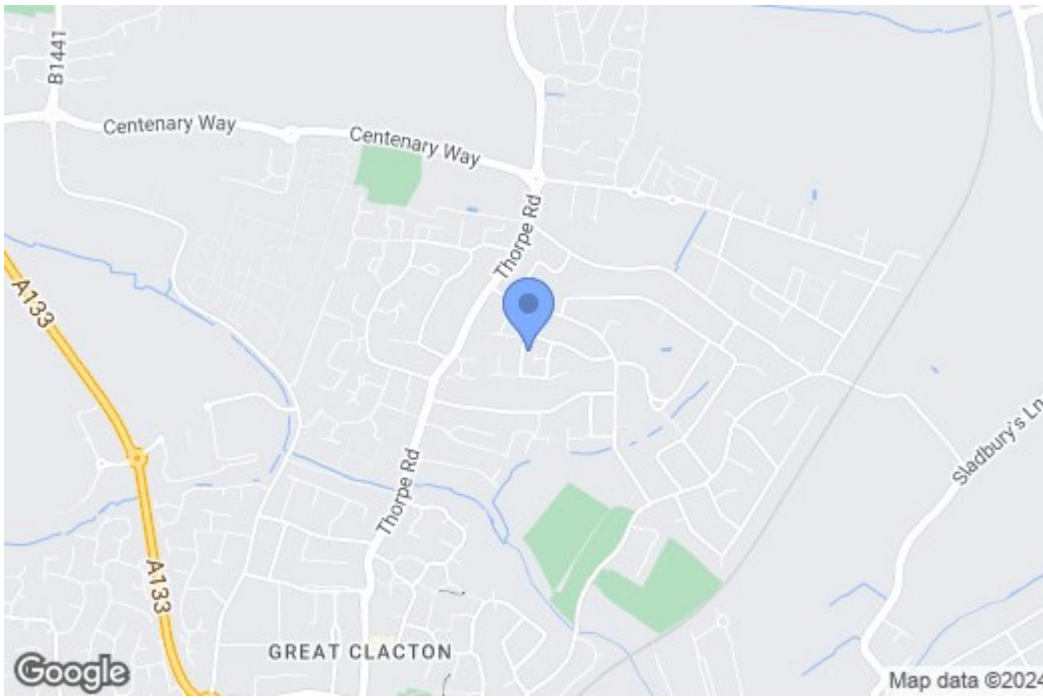
Agents Note Sales

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.

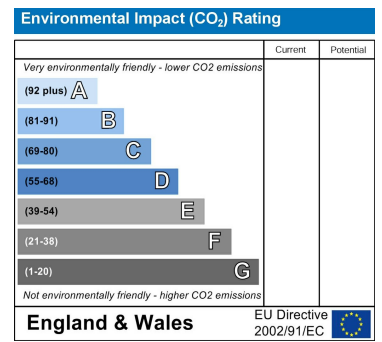
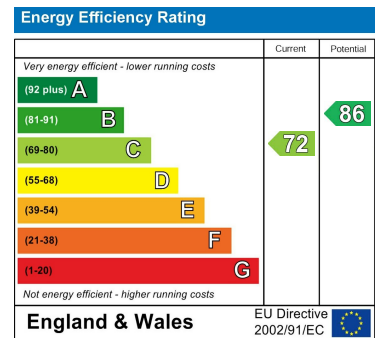
AML

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



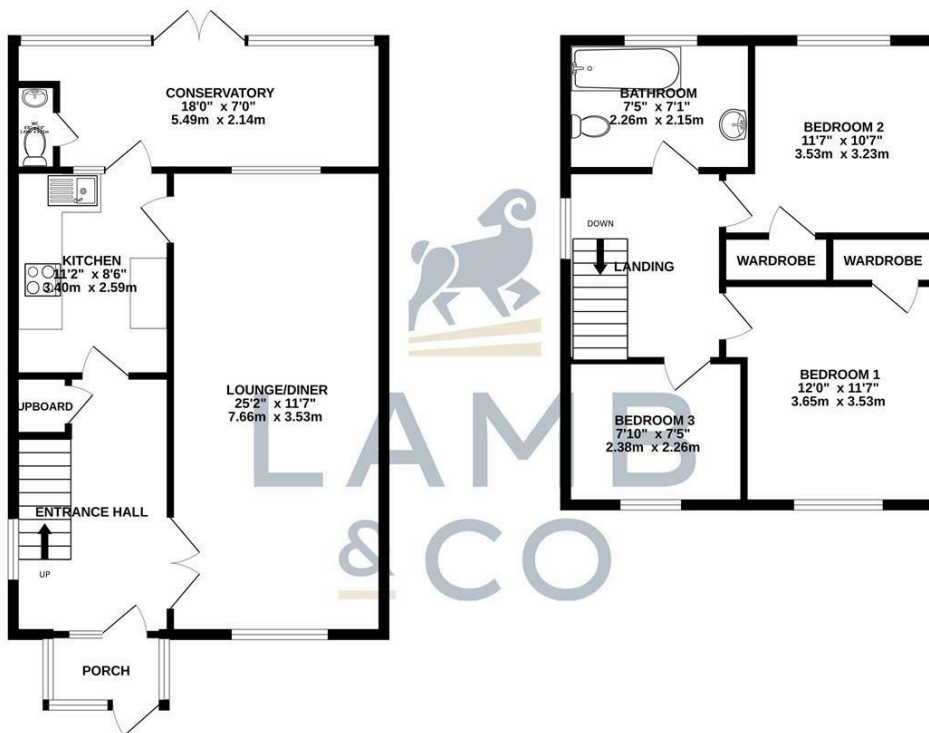
EPC Graphs



Floorplan

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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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