



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



MARION AVENUE, CLACTON-ON-SEA, CO15 4EY

PRICE £350,000

Brought to market for the first time since new, this four bedroom detached house located on the popular 'Robin Hood' development in Great Clacton. The property is offered chain free and benefits from a re-fitted kitchen, South facing garden and detached garage.

- Four Bedrooms
- South Facing Garden
- Robin Hood Development
- Two Receptions
- Garage & Driveway
- Ground Floor WC
- Chain Free
- EPC D



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL

WC



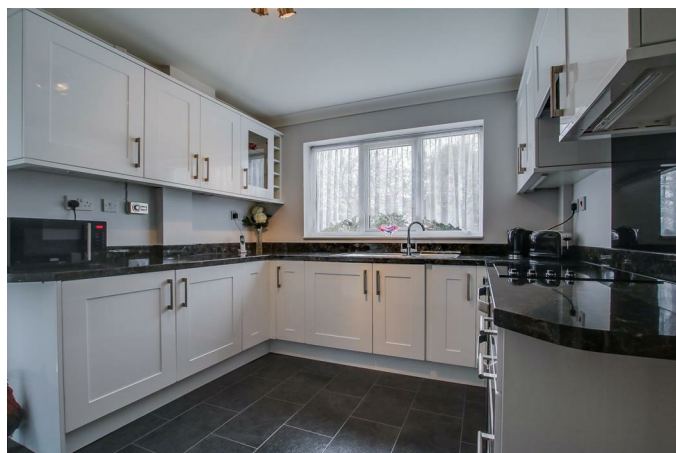
LOUNGE

18'11 x 12'1 (5.77m x 3.68m)



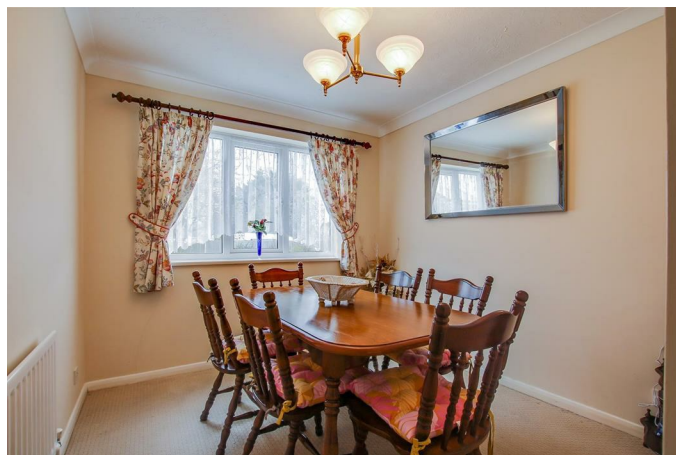
KITCHEN

11'3 x 9'8 (3.43m x 2.95m)



DINING ROOM

11'3 x 8'9 (3.43m x 2.67m)



FIRST FLOOR

LANDING



BEDROOM THREE

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



BEDROOM ONE

12'3 x 10'2 (3.73m x 3.10m)



BEDROOM FOUR

11'3 x 8'5 (3.43m x 2.57m)

BATHROOM

7' x 5'6 (2.13m x 1.68m)



BEDROOM TWO

11'3 x 10'2 (3.43m x 3.10m)



OUTSIDE

FRONT

REAR

42' (12.80m)



Additional Information

Council Tax Band: D

Heating: Gas central heating

Seller's Position: No onward chain

Garden Facing: South

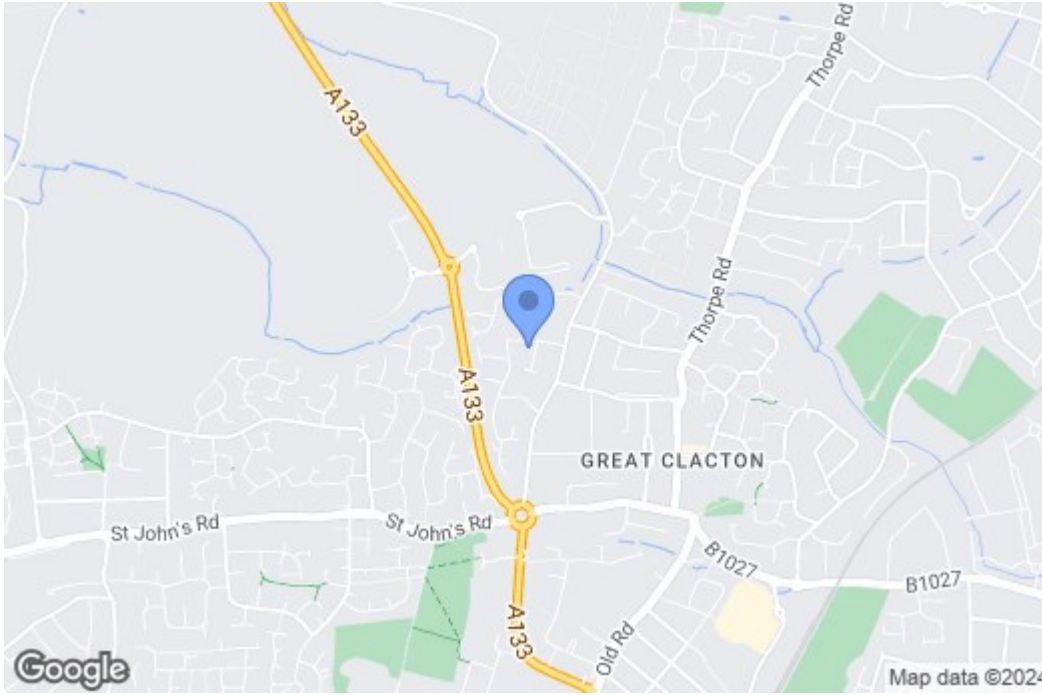
Agents Note Sales

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



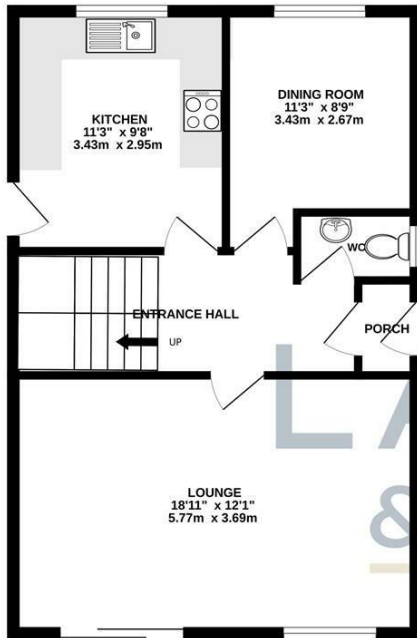
EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

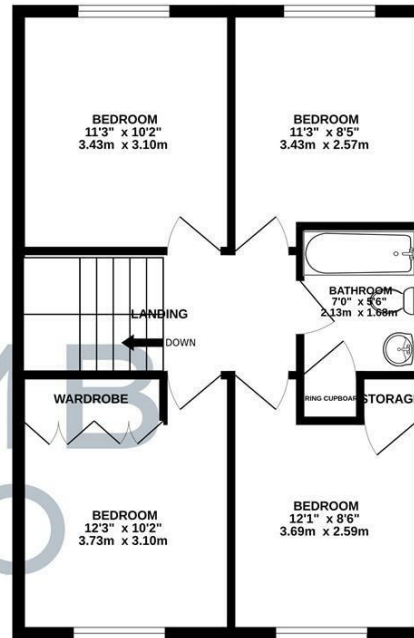
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 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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