



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



**ABDY AVENUE, HARWICH, CO12 4QP**

**OIEO £250,000**

This impressive four-bedroom home offers a spacious lounge, dining area, and kitchen, providing ample room for relaxation and entertaining. Nestled in a quiet cul-de-sac, it ensures peace and privacy for residents. The property boasts a large L-shaped garden adorned with numerous features, perfect for outdoor enjoyment and recreation. Whether it's gardening, hosting barbecues, or simply unwinding in the open air, this home provides an ideal setting for embracing outdoor living. With its combination of functional indoor space and expansive outdoor amenities, this residence offers a wonderful opportunity for comfortable and enjoyable family living.

- Four Bedrooms
- Garden with Plenty of Features
- Lounge
- Seperate Dining Area
- Council Tax Band A
- EPC-C



[enq@lambandcoproperty.co.uk](mailto:enq@lambandcoproperty.co.uk) [www.lambandcoproperty.co.uk](http://www.lambandcoproperty.co.uk)

Residential | Lettings | Financial Services | Land & New Homes

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### LOUNGE

15'9" x 12' (4.80m x 3.66m)



### DINING AREA

12'6" x 8'6" (3.81m x 2.59m)



### KITCHEN

12'6" x 9'4" (3.81m x 2.84m)



### UTILITY ROOM

5'10" x 5'9" (1.78m x 1.75m)

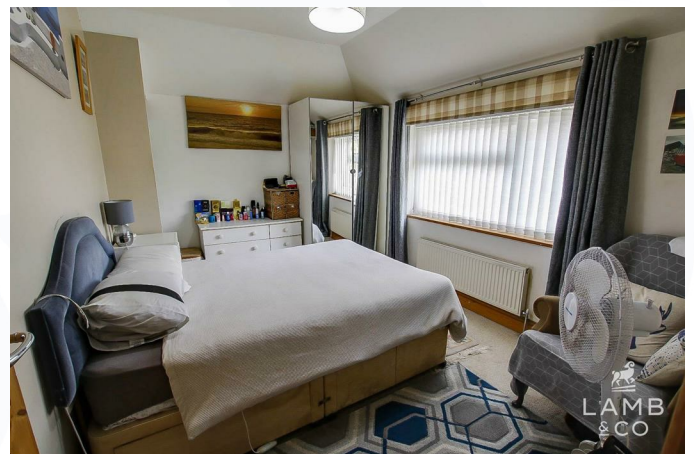
### BATHROOM

6'5" x 5'10" (1.96m x 1.78m)

### LANDING

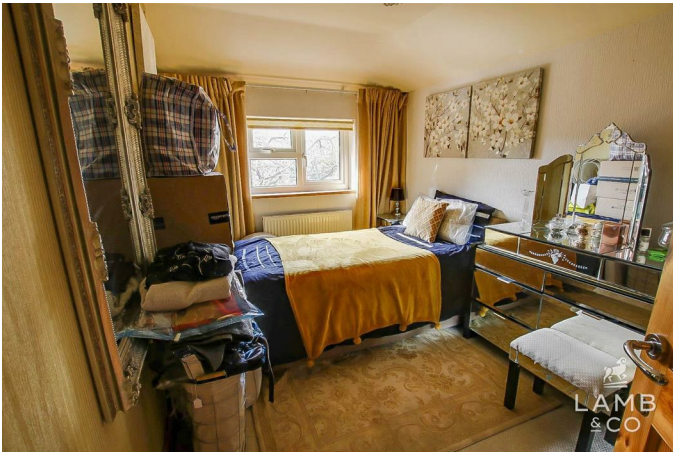
### BEDROOM ONE

12'x11'4" (3.66m x 3.45m)



## BEDROOM TWO

12'2" x 9'5" (3.71m x 2.87m)



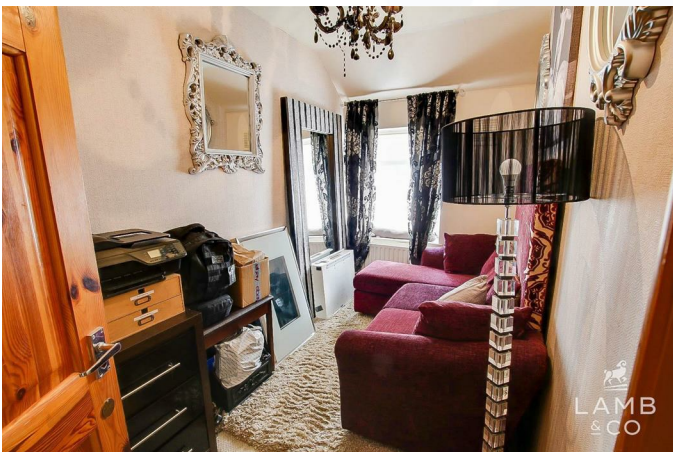
## BEDROOM THREE

12'6" x 8' (3.81m x 2.44m)



## BEDROOM FOUR

11'x6' (3.35m x 1.83m)



## WC

5'9" x 3'5" (1.75m x 1.04m)

## OUTSIDE REAR



## OUTSIDE FRONT



## Additional Information Clacton

Council Tax Band: A

Heating: Gas Central

Seller's Position: No onward

Garden Facing: L Shaped North West South

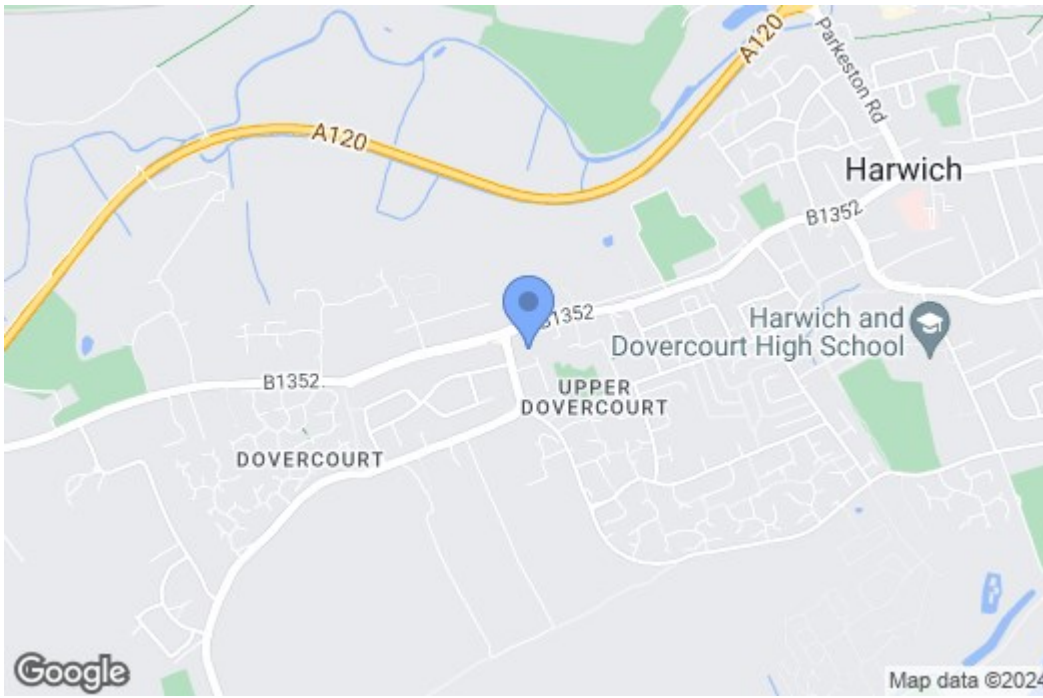
## Agents Note Sales

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.

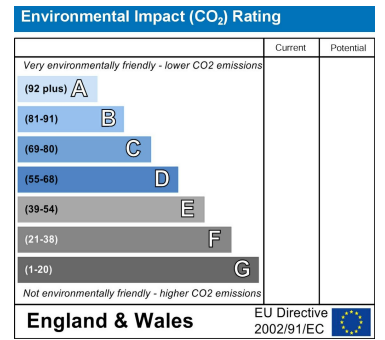
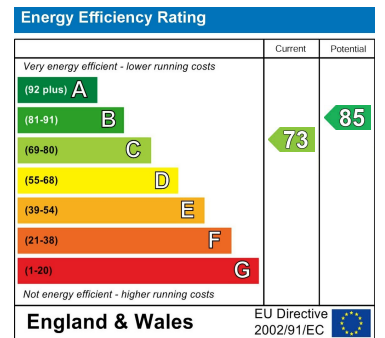
## AML

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.

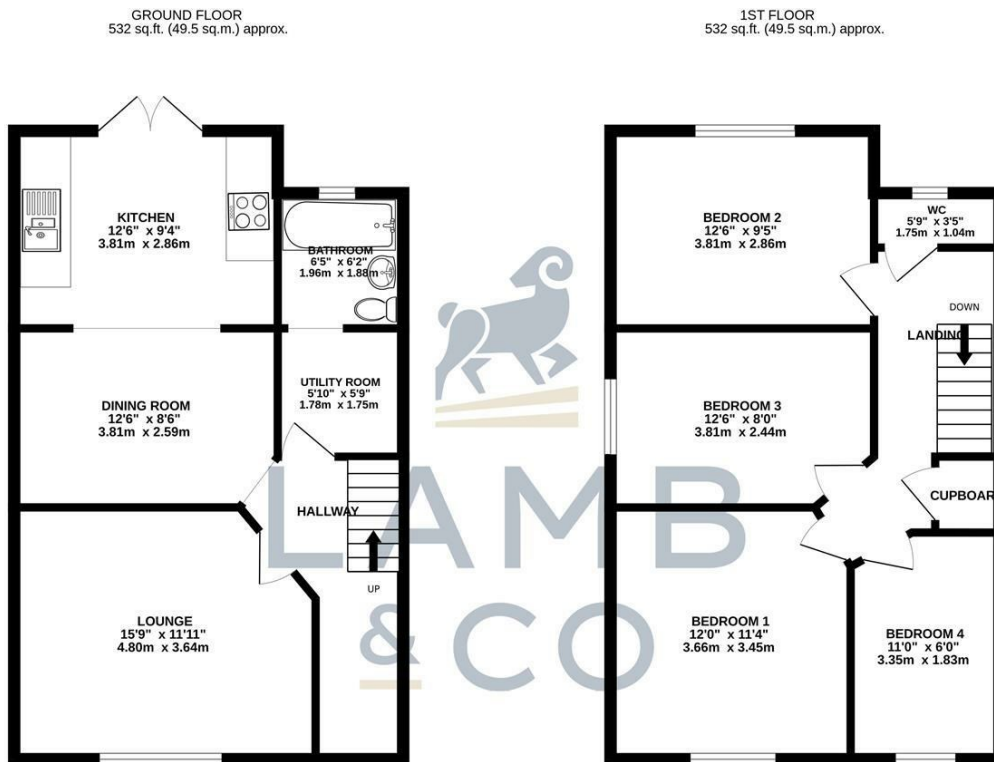
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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.  
Made with Metropix ©2024

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.