



LAMB & CO

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HAMPSTEAD AVENUE, CLACTON-ON-SEA, CO16 7HE PRICE £340,000

This spacious and extended four-bedroom detached house presents an exceptional opportunity for families seeking a comfortable and inviting home in the heart of Clacton-on-Sea. Boasting generous living space, this property offers a perfect blend of contemporary living and timeless charm.

- Four Bedrooms
- Extended
- Kitchen/Diner
- Garage
- Family Home
- EPC - C



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LOUNGE

21'00" 12'10" (6.40m 3.91m)



BEDROOM THREE

12'4" 10'3" (3.76m 3.12m)



PLAY ROOM

10'5" 9'10" (3.18m 3.00m)

KITCHEN/DINING ROOM

22'8" 19'6" (6.91m 5.94m)



BATHROOM

11'00" 6'7" (3.35m 2.01m)



BEDROOM TWO

13'6" 11'2" (4.11m 3.40m)



BEDROOM ONE

13'7" 12'4" (4.14m 3.76m)



SHOWER ROOM

BEDROOM FOUR

9'00" 8'5" (2.74m 2.57m)



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 documentation once entering into negotiations for a property.

Additional Information Clacton

Council Tax Band: C

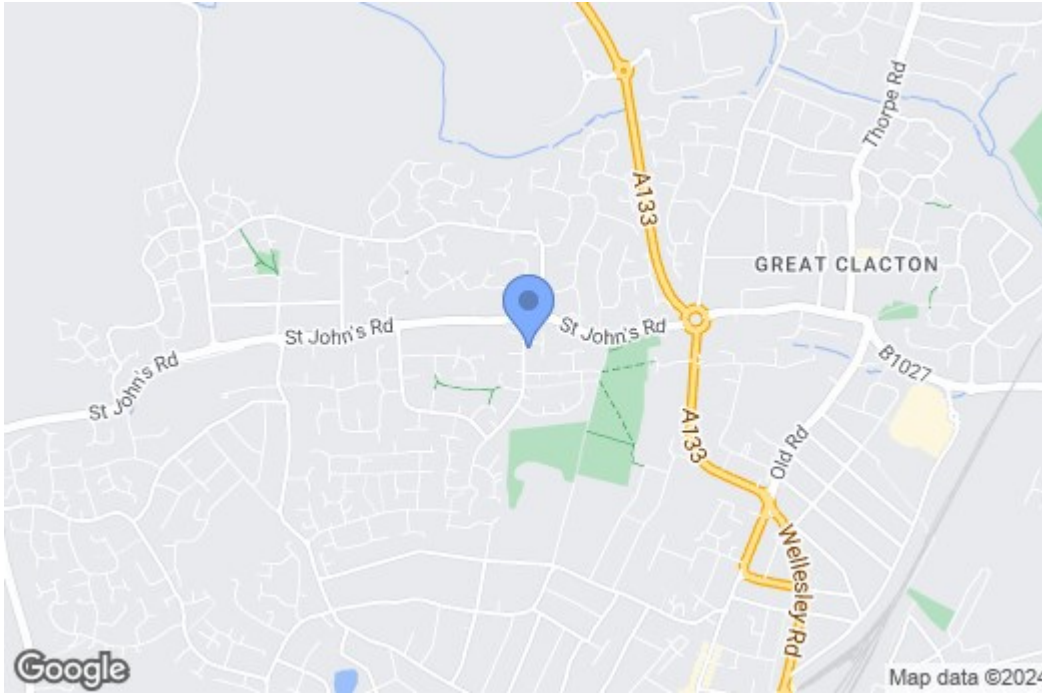
Heating: Gas

Seller's Position: Needs To Find (Purchasing New Build)

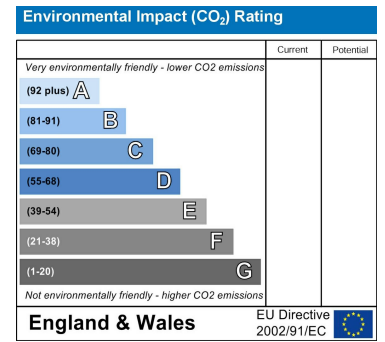
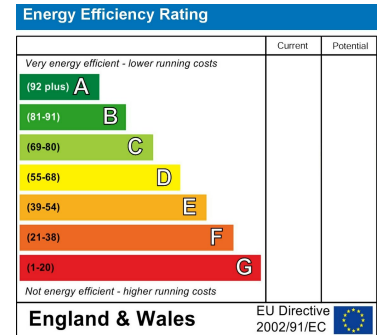
Garden Facing: South



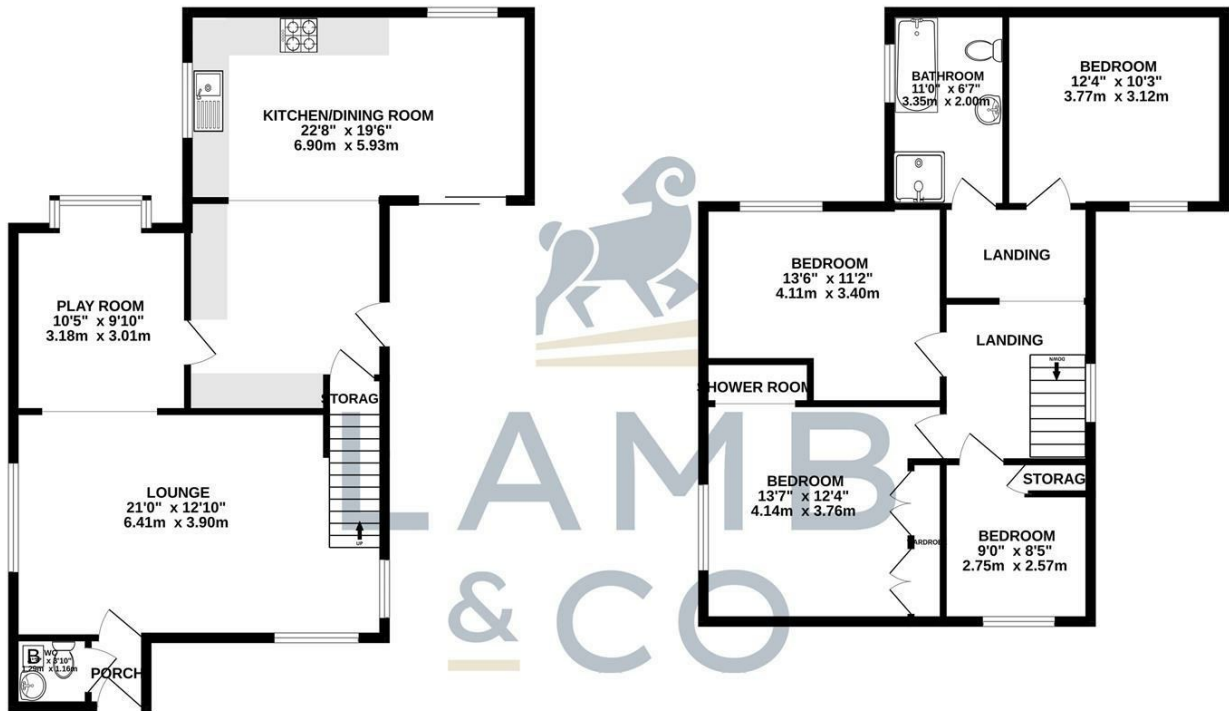
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 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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