



LAMB & CO

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Inspired by property, driven by passion.



## SECOND AVENUE, CLACTON-ON-SEA, CO16 9HX PRICE £330,000

Located in the heart of Weeley, this spacious semi-detached family home offers well-presented accommodation comprising open plan living / dining / kitchen area and a study. The property also benefits from off-road parking and a south facing garden with field views.

- Three Bedrooms
- Off Road Parking
- Village Location
- Study
- South Facing Garden
- EPC-C

## OUTSIDE FRONT



## ENTRANCE HALL



## OUTSIDE REAR



## WC

6'x2'10" (1.83m x 0.86m)



## DRONE SHOT



## PLAY ROOM/OFFICE

11'3" x 7'8" (3.43m x 2.34m)



## PORCH

## LOUNGE

18'8" x 15'7" (5.69m x 4.75m)

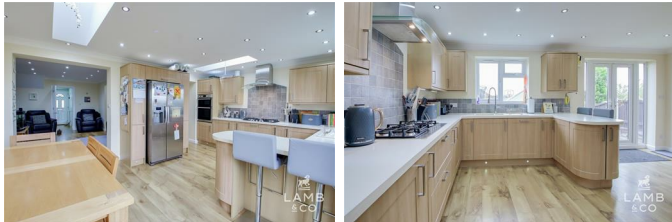


## LANDING



## KITCHEN/DINER

20'9" x 17'2" (6.32m x 5.23m)



## BATHROOM

7'x6'8" (2.13m x 2.03m)



## UTILITY AREA



## BEDROOM ONE

11'x10'3" (3.35m x 3.12m)



## BEDROOM TWO

10'9" x 7'10" (3.28m x 2.39m)



## BEDROOM THREE

10'3" x 7'2" (3.12m x 2.18m)



## GARDEN VIEW



## FIELD VIEWS



### 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.

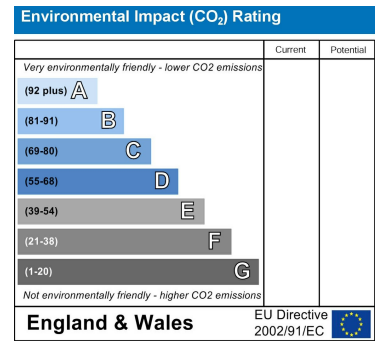
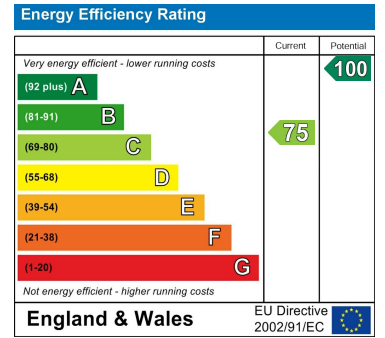
### Additional Info

Council Tax Band: C  
Heating: Gas Central  
Services: All mains  
Broadband:  
Mobile Coverage:  
Construction: Conventional  
Restrictions: N/A  
Rights & Easements: N/A  
Flood Risk: N/A  
Additional Charges: N/A  
Seller's Position: Needs to Find  
Garden Facing: South

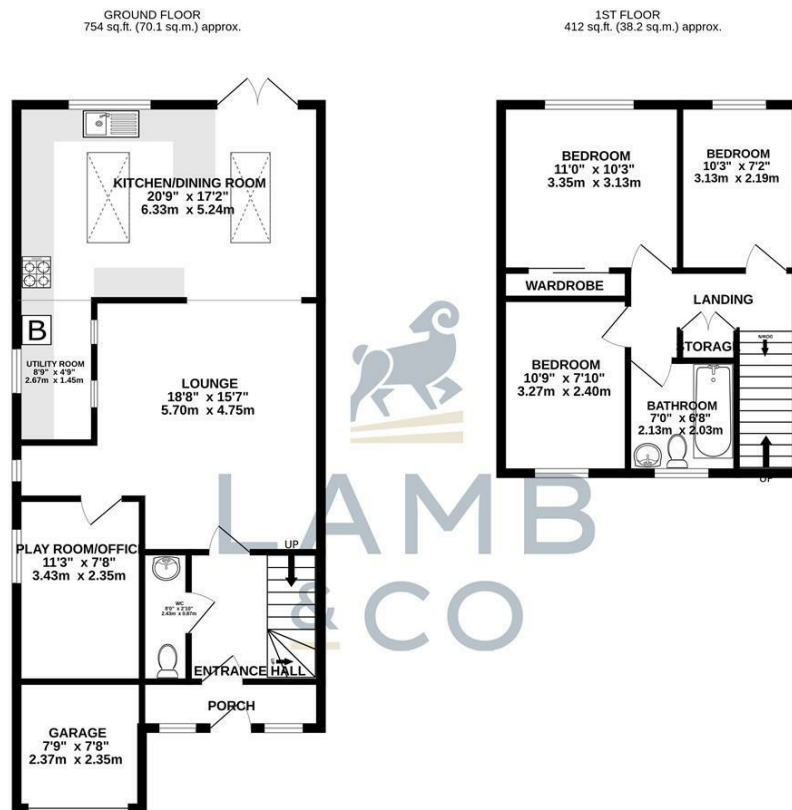
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 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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