



LAMB & CO

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CONNAUGHT GARDENS WEST, CLACTON-ON-SEA, CO15 6HX

GUIDE PRICE £390,000

**** GUIDE PRICE £390,000 - £410,000 **** Located in the sought after 'Gardens' of East Clacton with sandy beaches at the end of the road. This well-presented, detached house offers a wealth of character whilst being well equipped for modern family life. Key features include; large conservatory, ground floor WC, new combi boiler (2023) four piece bathroom and a detached home office at the bottom of the garden.

- Three Bedrooms
- Gardens Location
- Home Office
- Two Reception Rooms
- Seafront within 200m
- Conservatory
- Ground Floor WC
- EPC D
- Modern Bath/Shower Room

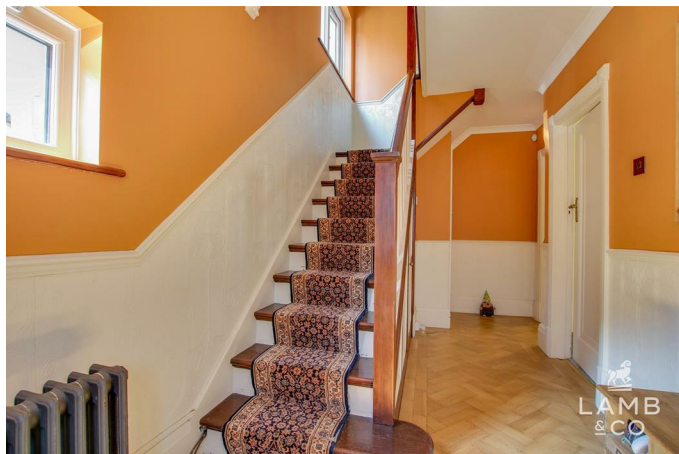


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Accommodation comprises with approximate room sizes as follows:

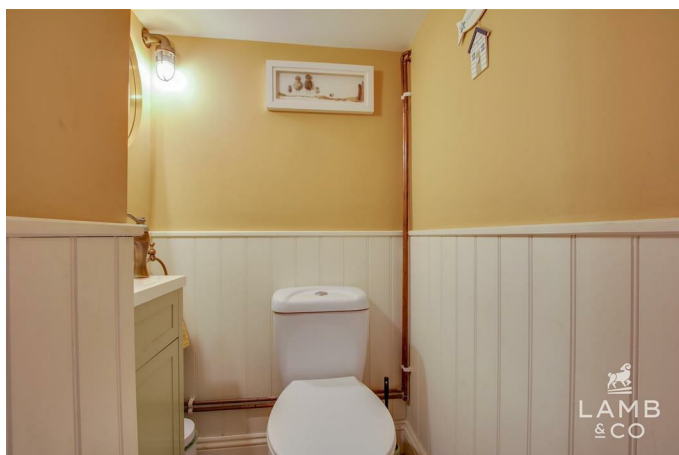
Entrance door to:

ENTRANCE HALL



WC

3'8 x 3'5 (1.12m x 1.04m)



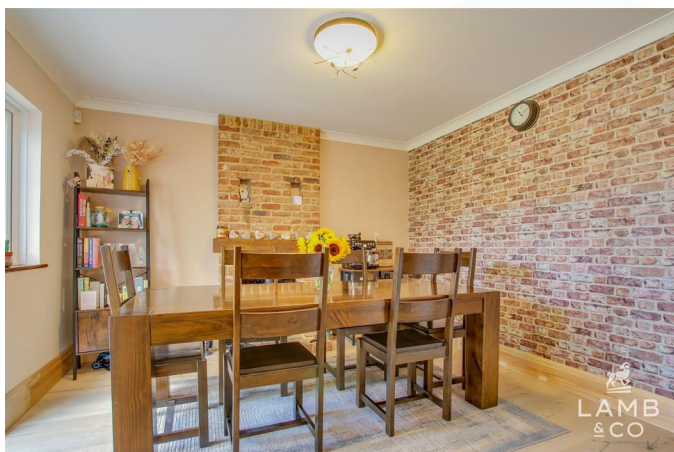
LOUNGE

14'10 into bay x 12' (4.52m into bay x 3.66m)



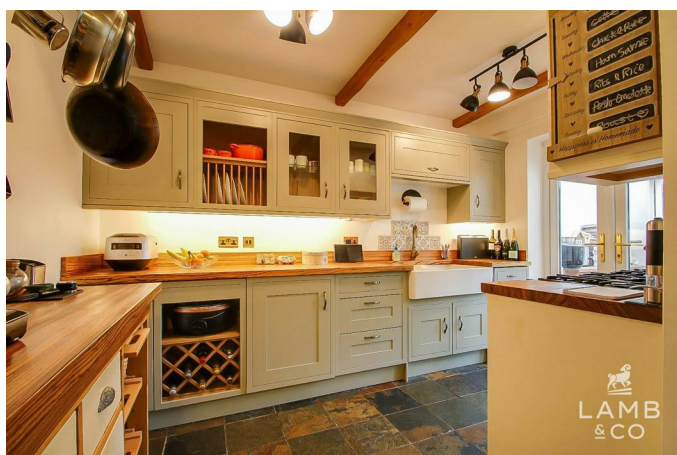
DINING ROOM

11'10 x 11' (3.61m x 3.35m)



KITCHEN

11'6 x 7'8 (3.51m x 2.34m)



BEDROOM ONE

14'10 into bay x 12' (4.52m into bay x 3.66m)



CONSERVATORY

18'9 x 11'7 max (5.72m x 3.53m max)



BEDROOM TWO

11'10 x 11' (3.61m x 3.35m)



FIRST FLOOR LANDING

BEDROOM THREE

7'1 x 6'9 (2.16m x 2.06m)



STREET



BATHROOM

8'10 x 7'7 max (2.69m x 2.31m max)



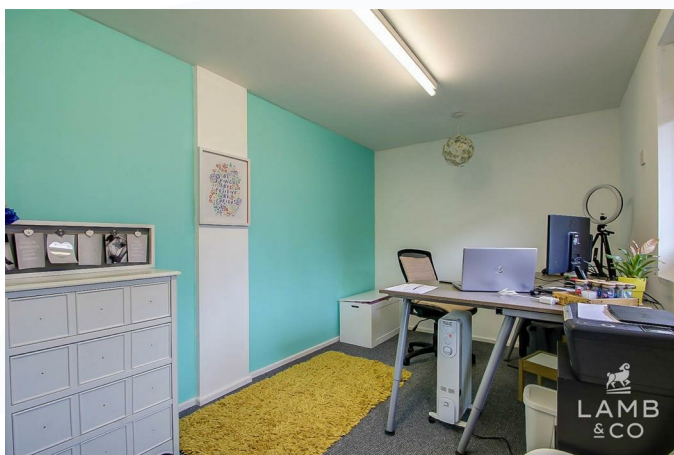
REAR GARDEN



OUTSIDE

FRONT

HOME OFFICE



AERIAL



Additional Info

Council Tax Band: D

Heating: Gas central heating

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast fibre (up to 1100mbps)

Mobile Coverage: EE, O2, Vodafone - Limited,
Three - Likely

Construction: Cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Very low

Additional Charges: None

Seller's Position: Purchasing onwards

Garden Facing: South West

Agents Note Sales

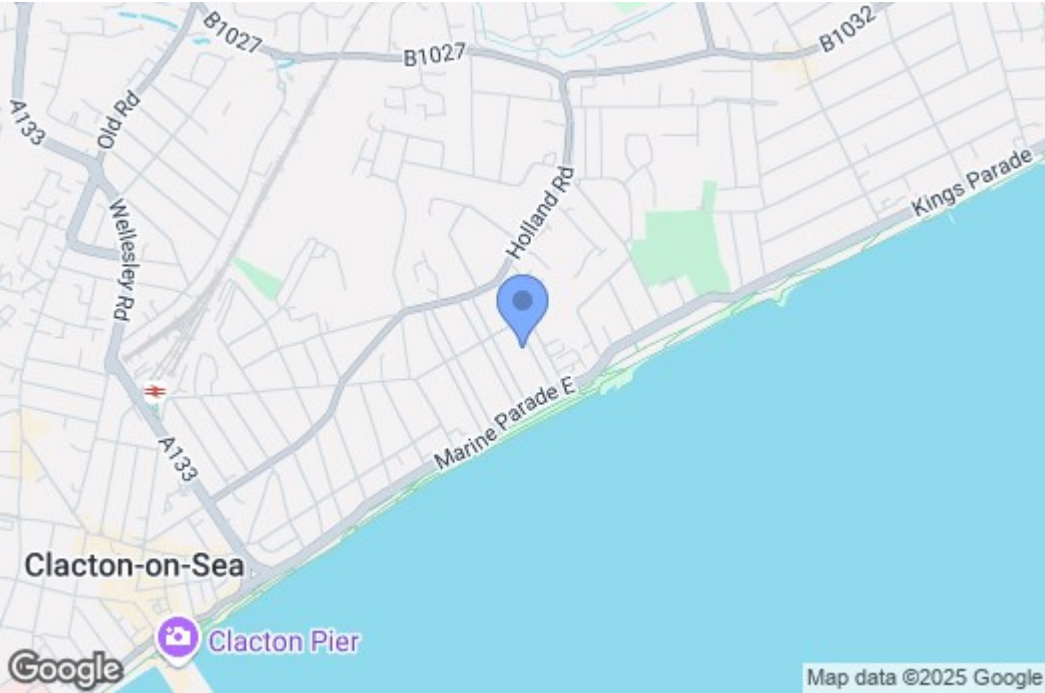
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

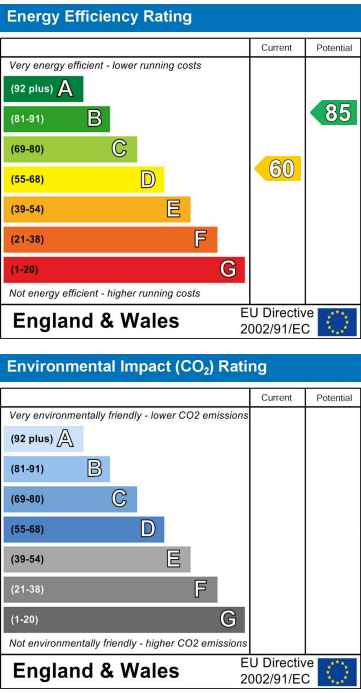
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

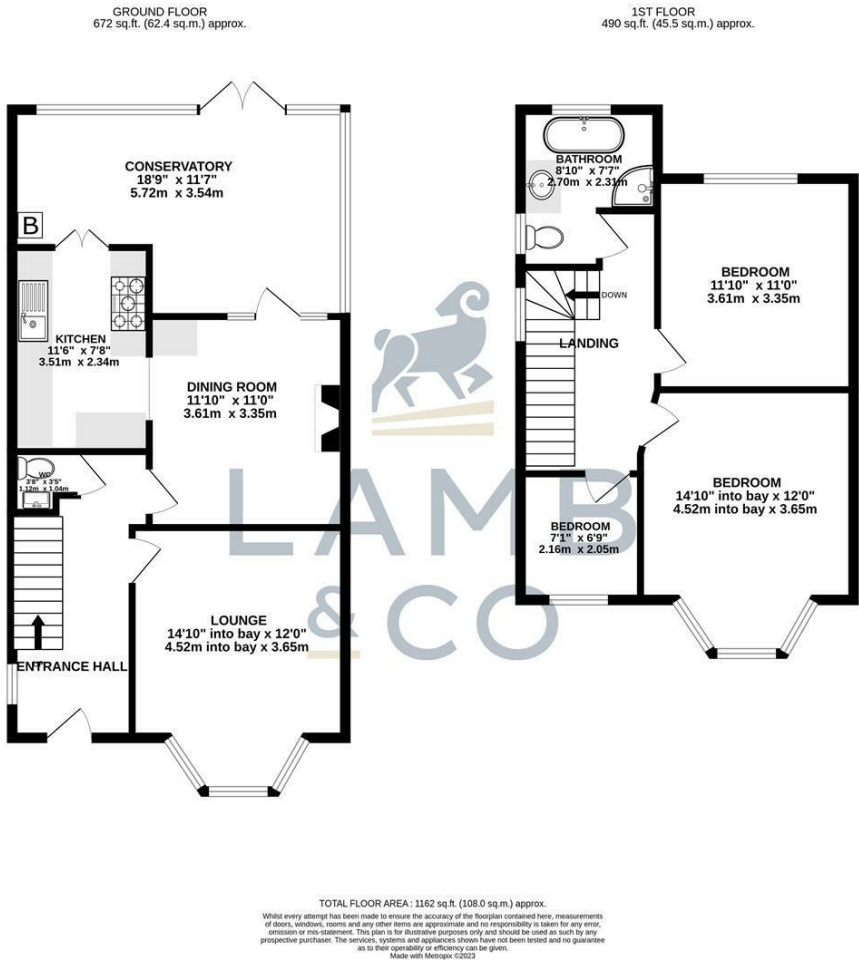
Map



EPC Graphs



Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.