



LAMB & CO

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Inspired by property, driven by passion.



ST. HELENS AVENUE, CLACTON-ON-SEA, CO15 4PY PRICE £275,000

Situated in the popular location of Great Clacton with easy access to local amenities and transport links. This property is well-presented throughout and boasts two double bedrooms, off-road parking and two reception rooms.

- Three/Four Bedrooms
- Off-Road Parking
- Well-Presented
- Low-Maintenance Garden
- Garage
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



LOUNGE

14'0 x 11'7 (4.27m x 3.53m)



KITCHEN/BREAKFAST

18'0 x 11'0 (5.49m x 3.35m)



DINING/BEDROOM

17'0 x 7'4 (5.18m x 2.24m)



FIRST FLOOR



BATHROOM

7'8 x 6'10 (2.34m x 2.08m)



BEDROOM TWO

11'9 x 10'8 (3.58m x 3.25m)



BEDROOM ONE

11'10 x 11'9 (3.61m x 3.58m)



BEDROOM THREE

8'9 x 7'5 (2.67m x 2.26m)

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 Info

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: All Limited

Construction: Conventional

Restrictions: No

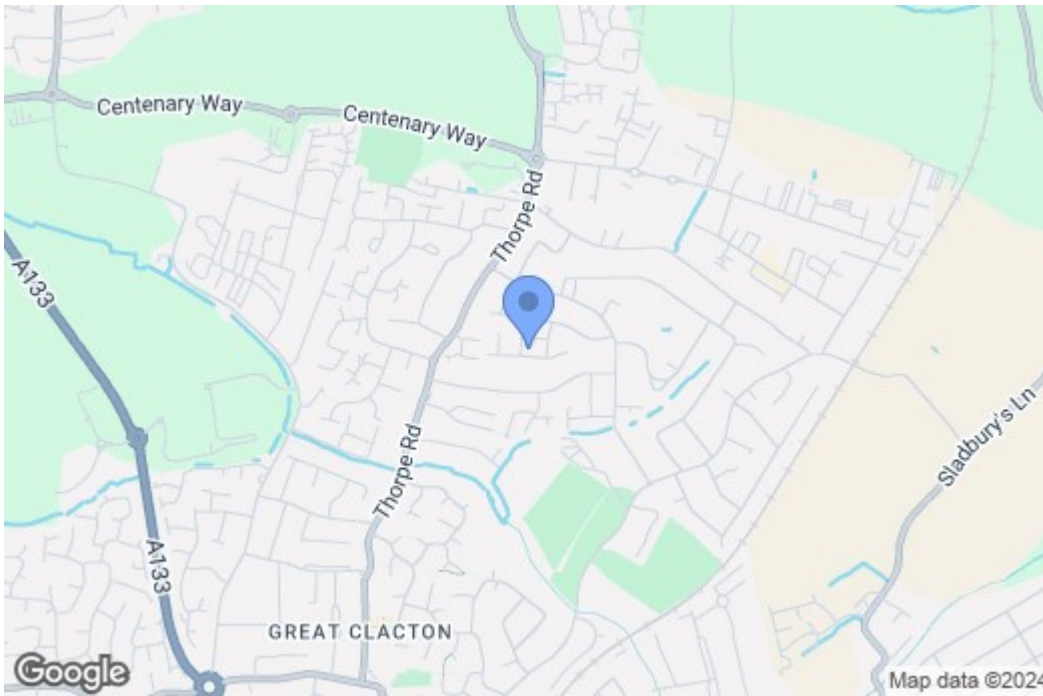
Rights & Easements: No

Flood Risk: No

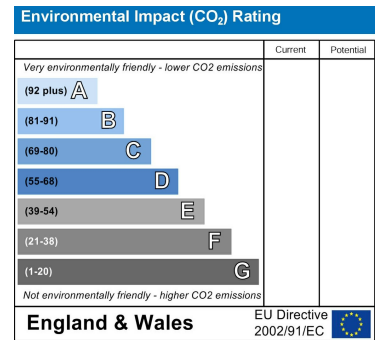
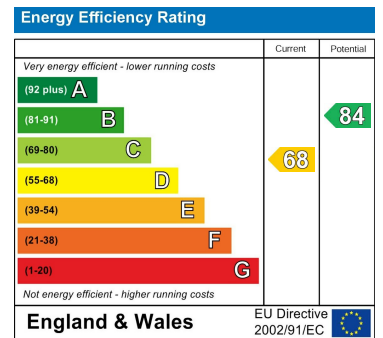
Additional Charges: No
Seller's Position: Needs to find
Garden Facing: East



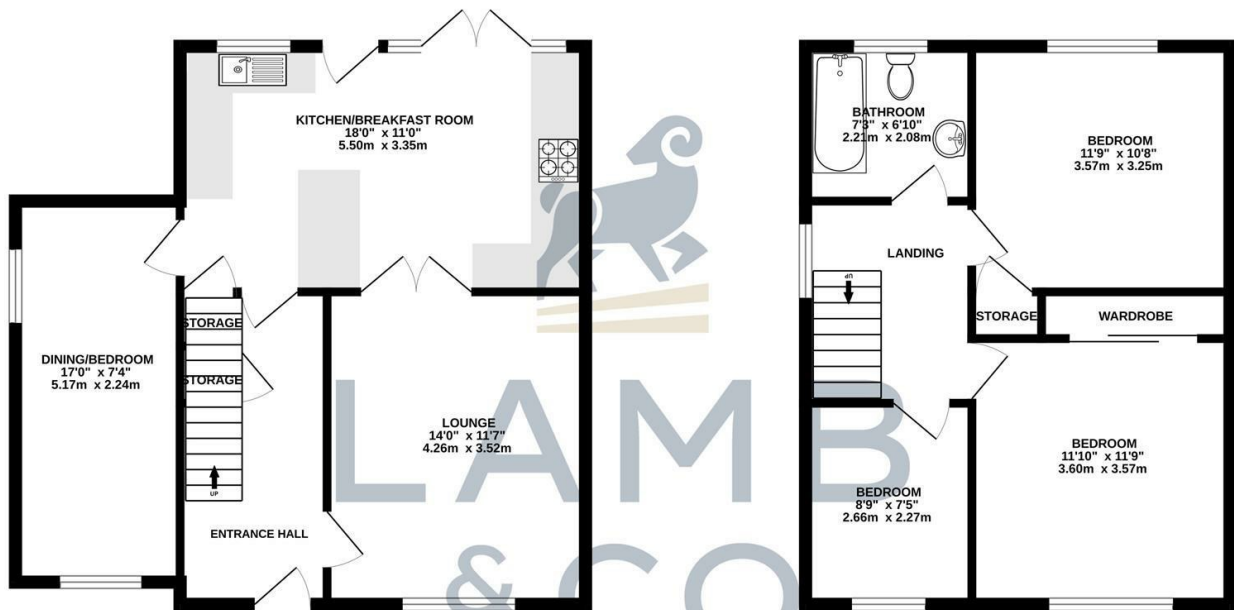
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1051 sq.ft. (97.7 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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