



LAMB & CO

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## GILDERS WAY, CLACTON-ON-SEA, CO16 8UU PRICE £260,000

This charming three-bedroom semi-detached home is located in the popular seaside town of Clacton-on-Sea. Offering spacious living areas, the property includes a welcoming lounge, a fitted kitchen, and a dining area perfect for family meals. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

- Three Bedrooms
- Downstairs W.C
- Dining Room
- Peter Bruff Estate
- Garage To Rear
- EPC - TBC



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## ENTRANCE HALL

### W.C

6'3" 3'2" (1.91m 0.97m)

## LOUNGE

14'2" 11'00" (4.32m 3.35m)



## DINING ROOM

10'6" 9'2" (3.20m 2.79m)



## KITCHEN

9'10" 8'9" (3.00m 2.67m)



## BATHROOM

6'10" 5'8" (2.08m 1.73m)



## BEDROOM TWO

11'6" 8'9" (3.51m 2.67m)



## BEDROOM ONE

13'4" 11'6" (4.06m 3.51m)



## BEDROOM THREE

8'8" 7'7" (2.64m 2.31m)



## 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: B

Heating: Gas

Services: All Mains

Broadband: Superfast

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

Construction: Conventional

Restrictions: No

Rights & Easements: No

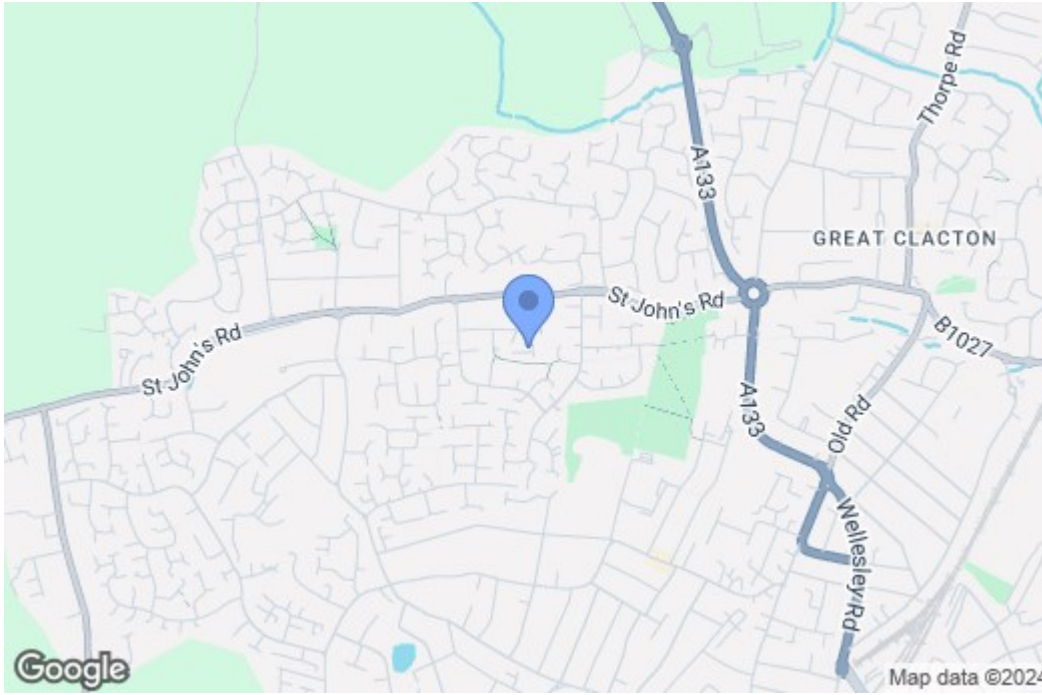
Flood Risk: Low

Additional Charges: No

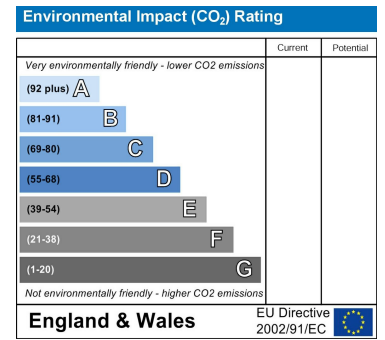
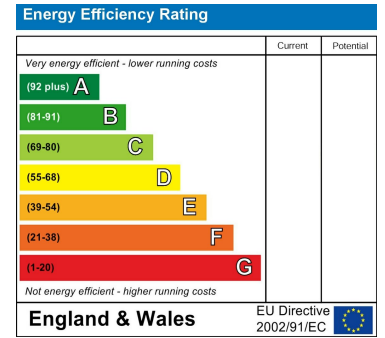
Seller's Position: Needs To Find

Garden Facing: North

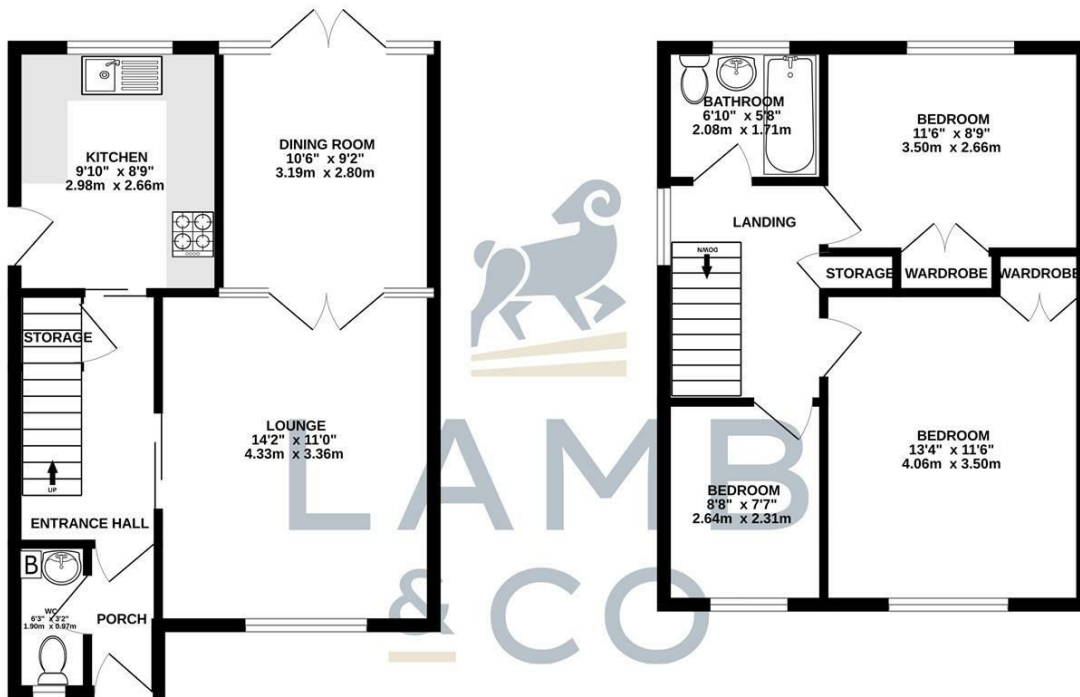
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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