



LAMB & CO

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Inspired by **property**, driven by **passion**.



## CONSTABLE AVENUE, CLACTON-ON-SEA, CO16 8XA

OFFERS IN EXCESS OF £325,000

Situated on the sought-after Cann Hall Estate, this stunning three-bedroom detached house is immaculate throughout, offering modern and stylish living. The property features a bright and spacious lounge, a contemporary kitchen & dining room, and three well-proportioned bedrooms. Externally, the home benefits from a well-maintained rear garden, a private driveway, and a converted garage.

- Three Bedrooms
- Immaculate Throughout
- No Onward Chain
- Converted Garage
- Dining Room
- EPC - D

## ENTRANCE HALL

## KITCHEN

9'8" 7'9" (2.95m 2.36m)



## LOUNGE

20'00" 16'3" (6.10m 4.95m )



## DINING ROOM

13'5" 7'00" (4.09m 2.13m)

## BEDROOM THREE

9'8" 7'2" (2.95m 2.18m)



## BEDROOM TWO

14'00" 10'00" (4.27m 3.05m)



## BEDROOM ONE

14'00" 10'00" (4.27m 3.05m)





## BATHROOM

7'00" 6'5" (2.13m 1.96m)



## 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.

## Material Information

Council Tax Band:

Heating: Gas

Services: All Mains

Broadband: Ultrafast

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

Construction: Conventional

Restrictions: No

Rights & Easements: No

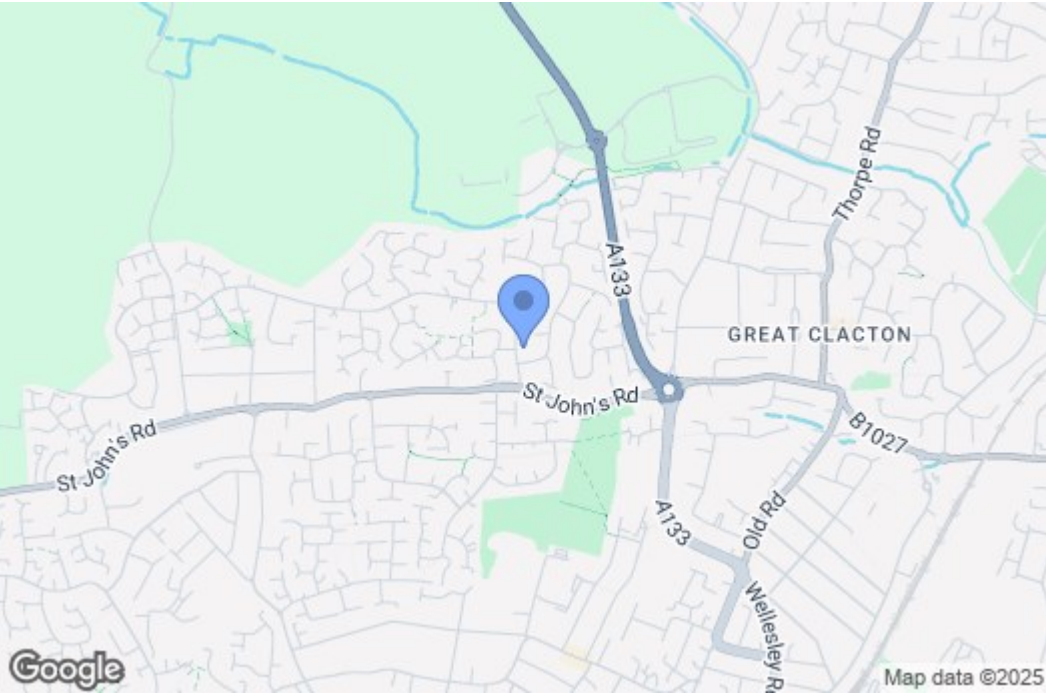
Flood Risk: Low

Additional Charges: No

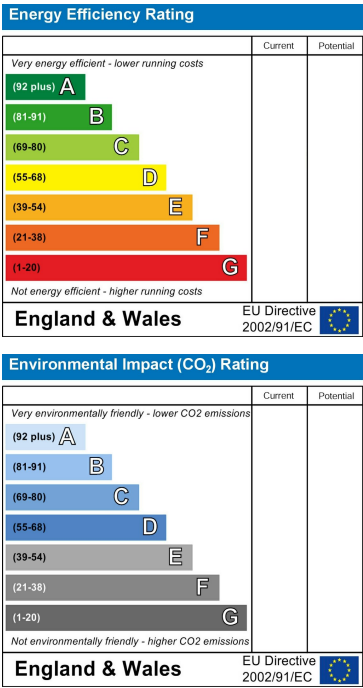
Seller's Position: No Onward Chain

Garden Facing: South

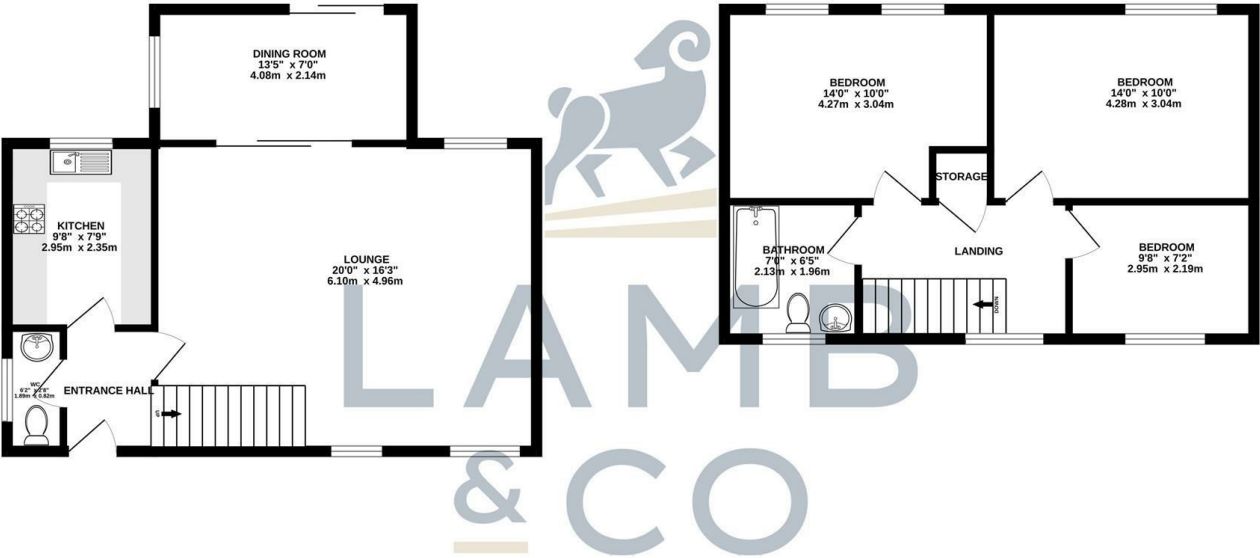
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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