



LAMB & CO

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## BEACONSFIELD ROAD, CLACTON-ON-SEA, CO15 6BU

### GUIDE PRICE £400,000

Guide Price £400,000 - £425,000. This stunning four-bedroom detached house in Clacton-on-Sea is beautifully presented and full of charming character, offering a perfect blend of period features and modern comforts. The property boasts a spacious and elegant lounge, a stylish kitchen and separate dining area, and four generously sized bedrooms. With characterful details throughout, this home exudes warmth and charm. Externally, it features a well-maintained garden, ideal for relaxing or entertaining, along with a private driveway and garage for ample parking. Conveniently located close to local amenities, schools, and transport links, this exceptional home is not to be missed.

- Four Bedrooms
- No Onward Chain
- Downstairs Shower Room
- Dining Room
- Beautifully Presented
- EPC - E

## ENTRANCE HALL

## LOUNGE

13'00" 12'00" (3.96m 3.66m)



## OFFICE

11'00" 7'4" (3.35m 2.24m)



## KITCHEN/BREAKFAST ROOM

20'4" 14'6" (6.20m 4.42m)



## CONSERVATORY

16'2" 6'8" (4.93m 2.03m)

## DINING ROOM

16'6" 10'00" (5.03m 3.05m)



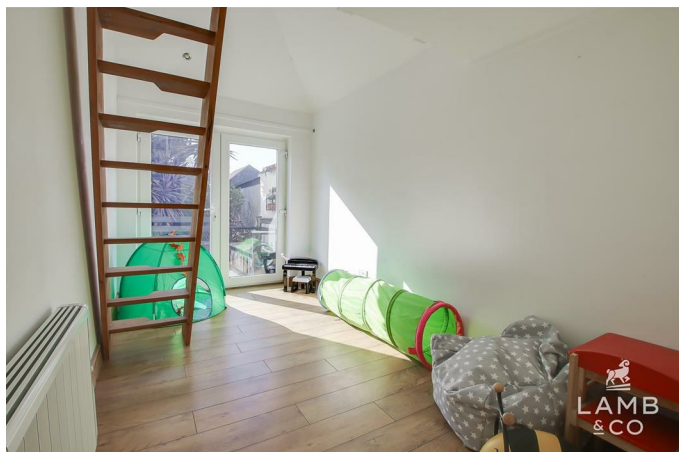
## SHOWER ROOM

6'9" 4'00" (2.06m 1.22m)



### BEDROOM THREE

15'6" 7'5" (4.72m 2.26m)



### BEDROOM ONE

13'7" 12'00" (4.14m 3.66m)



### W.C

4'7" 3'00" (1.40m 0.91m )

### BEDROOM FOUR

10'3" 10'00" (3.12m 3.05m)



### BEDROOM TWO

12'9" 12'00" (3.89m 3.66m)



### BATHROOM

8'00" 7'8" (2.44m 2.34m )



## OUTSIDE



Council Tax Band: D  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: Three, O2 - Likely. EE,  
Vodafone - Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: West

## 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.

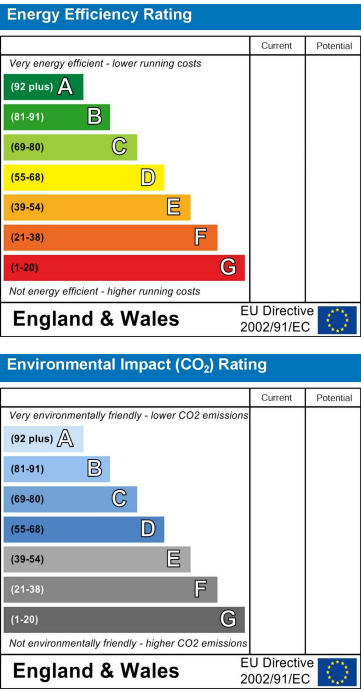
## Material Information



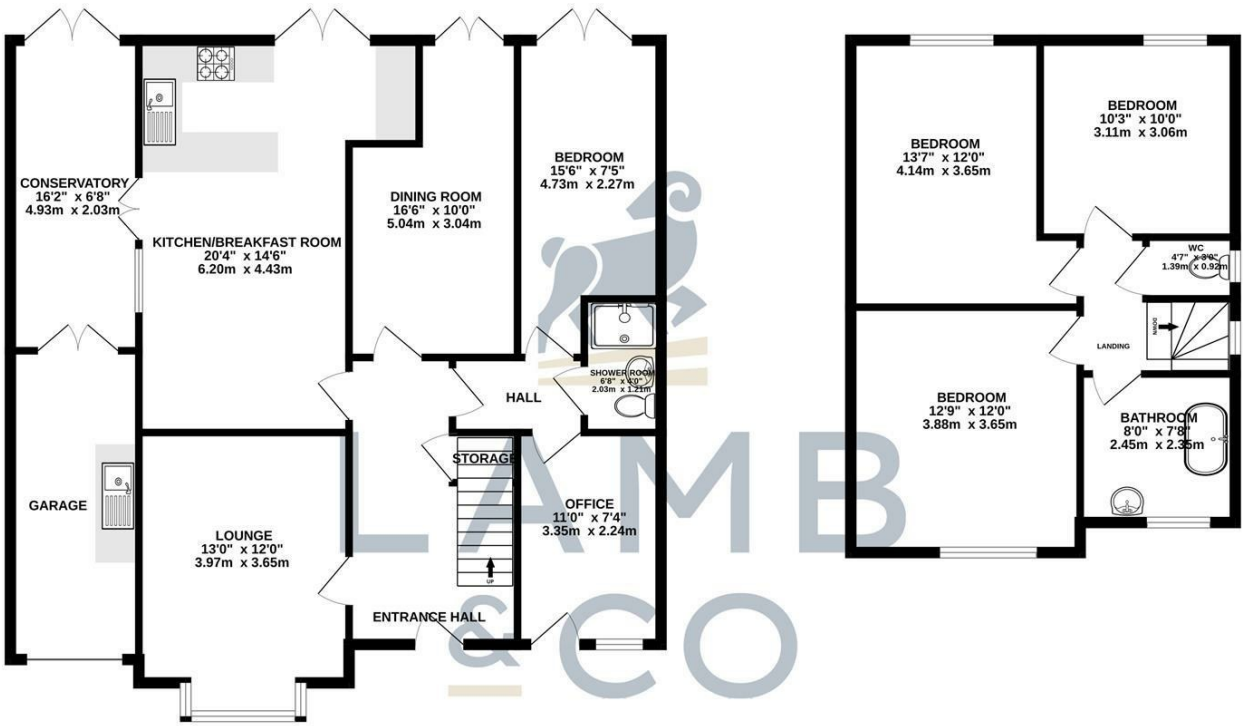
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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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