



LAMB & CO

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Inspired by property, driven by passion.



HAMPSTEAD AVENUE, CLACTON-ON-SEA, CO16 7HE

PRICE £350,000

Situated in a desirable area of Clacton-on-Sea, this three-bedroom detached house offers generous living space, ideal for families. The property features a bright and airy lounge, a well-equipped kitchen, and three well-proportioned bedrooms. A standout feature is the generous plot, providing ample outdoor space perfect for gardening, entertaining, or potential development (subject to planning).

- Three Bedrooms
- Downstairs W.C
- Generous Plot
- Dining Room
- Garage & Off Road Parking
- EPC - TBC

W.C

4'00" 3'1" (1.22m 0.94m)

LOUNGE

17'6" 13'5" (5.33m 4.09m)



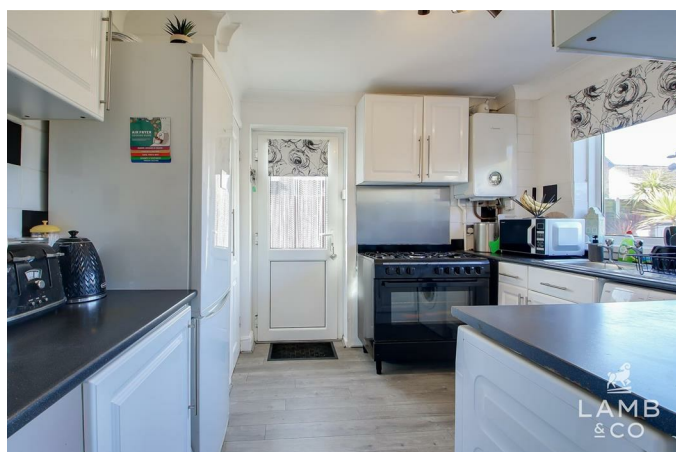
DINING ROOM

10'00" 8'5" (3.05m 2.57m)



KITCHEN

10'4" 9'2" (3.15m 2.79m)



BATHROOM

6'8" 5'5" (2.03m 1.65m)



BEDROOM TWO

10'5" 9'2" (3.18m 2.79m)



BEDROOM ONE

12'7" 10'5" (3.84m 3.18m)



BEDROOM THREE

9'6" 6'9" (2.90m 2.06m)



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: C

Heating: Gas

Services: All Mains

Broadband:

Mobile Coverage: O2, Three -Likely. Vodaphone, EE - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

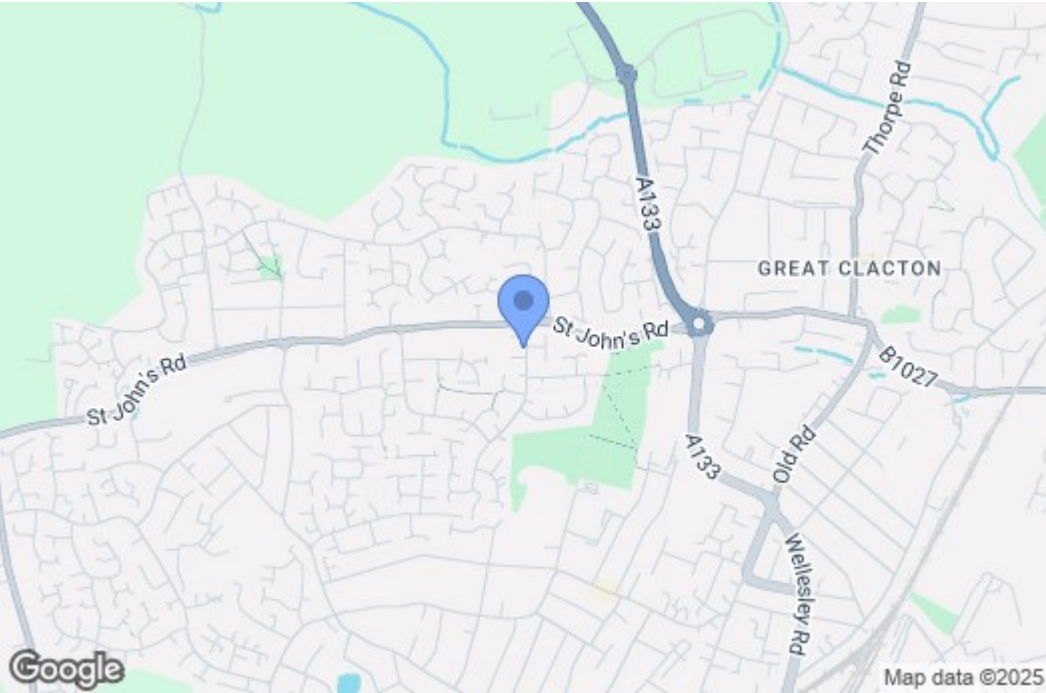
Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: West

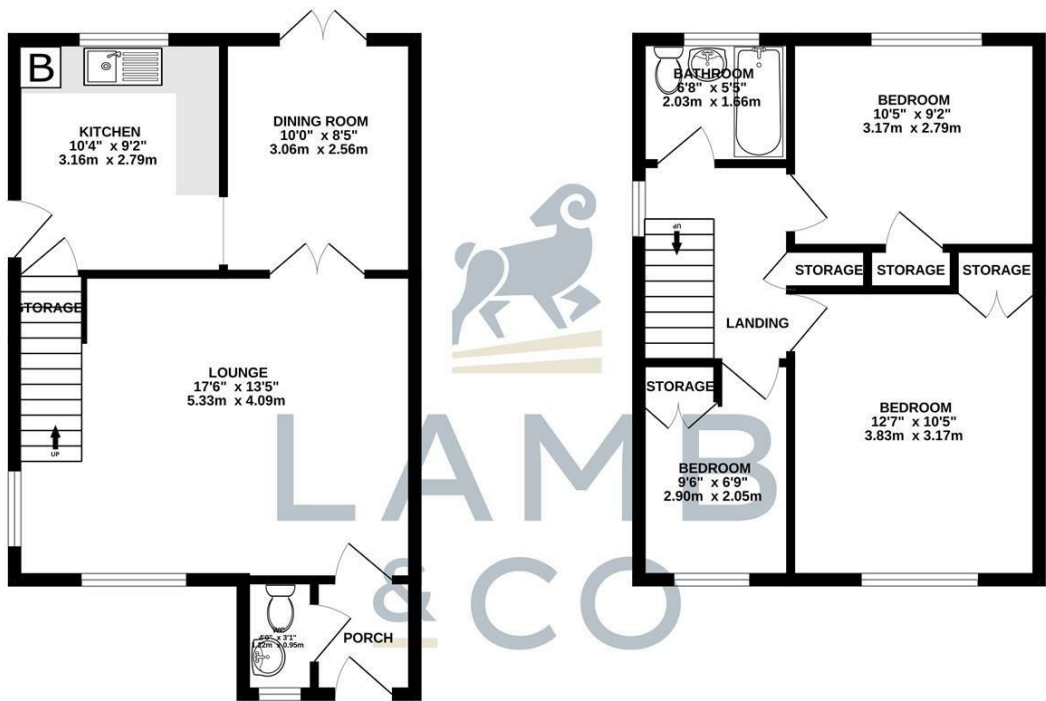
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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