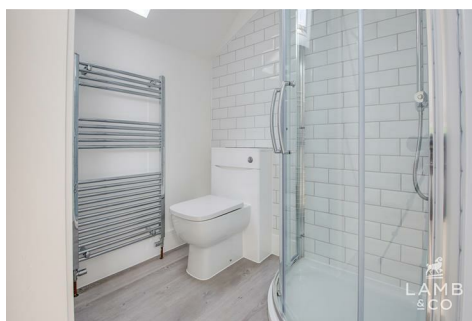




LAMB & CO

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Inspired by property, driven by passion.



## CONNAUGHT GARDENS EAST, CLACTON-ON-SEA, CO15 6HY

PRICE £275,000

Introducing a unique opportunity to own a beautifully renovated one-bedroom detached coach house in the desirable East Clacton area. This exceptional property has undergone a comprehensive transformation, seamlessly blending modern design with timeless character.

- One Bedroom
- East Clacton
- No Onward Chain
- Off Road Parking
- Fully Renovated
- EPC - TBC



### UTILITY ROOM

7'7" 5'3" (2.31m 1.60m)

### STUDY

13'3" 9'7" (4.04m 2.92m)



### EN SUITE

6'00" 5'4" (1.83m 1.63m)

### KITCHEN/LIVING SPACE

19'4" 14'7" (5.89m 4.45m)



### BEDROOM ONE

14'00" 13'2" (4.27m 4.01m)



### EN SUITE

6'00" 5'6" (1.83m 1.68m)

### OUTSIDE



### 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:

Services:

Broadband:

Mobile Coverage:

Construction:

Restrictions:

Rights & Easements:

Flood Risk:

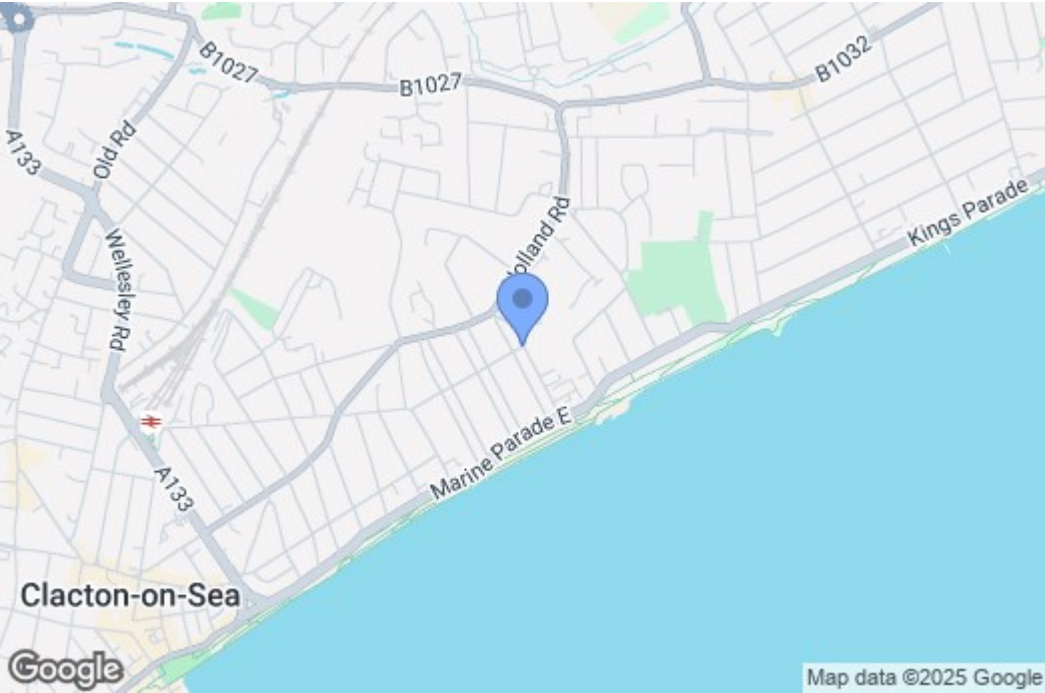
Additional Charges:

Seller's Position:

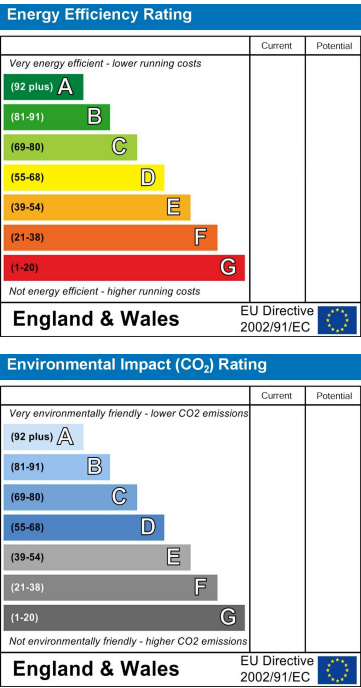
Garden Facing:



Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.