



LAMB & CO

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Inspired by property, driven by passion.



## PRINCE PHILIP AVENUE, CLACTON-ON-SEA, CO15 1AN

### GUIDE PRICE £425,000

Guide Price £425,000 - £450,000. A meticulously renovated 4-bedroom detached house in the highly sought-after Royals location. This property boasts a high standard finish throughout. There is ample off-road parking and includes a convenient garage. Additionally, the rear garden hosts an outbuilding, providing extra space and versatility. Don't miss the opportunity to own this stunning residence in a desirable neighbourhood, offering both luxury and practicality.

- Four Bedrooms
- Royals Estate
- Garage & Off Road Parking
- Stunning Throughout
- No Onward Chain
- EPC - E
- Downstairs W.C
- Outbuilding With Electric & Heating
- South Facing Garden



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## LOUNGE

24'00" 13'11" (7.32m 4.24m)



## BEDROOM THREE

11'4" 10'00" (3.45m 3.05m)



## BEDROOM ONE

13'2" 11'00" (4.01m 3.35m)



## BEDROOM FOUR

7'10" 7'7" (2.39m 2.31m)

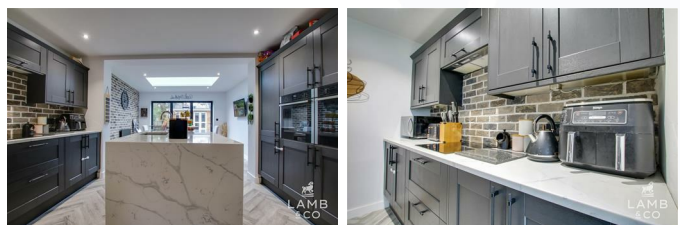
## BATHROOM

7'7" 6'2" (2.31m 1.88m)



## KITCHEN/DINER

21'9" 13'11" (6.63m 4.24m)



## BEDROOM TWO

11'9" 9'00" (3.58m 2.74m)



documentation once entering into negotiations for a property.

## Additional Information Clacton

Council Tax Band: D

Heating: Gas

Seller's Position: No Onward Chain

Garden Facing: South

## OUTSIDE

### OUTSIDE REAR



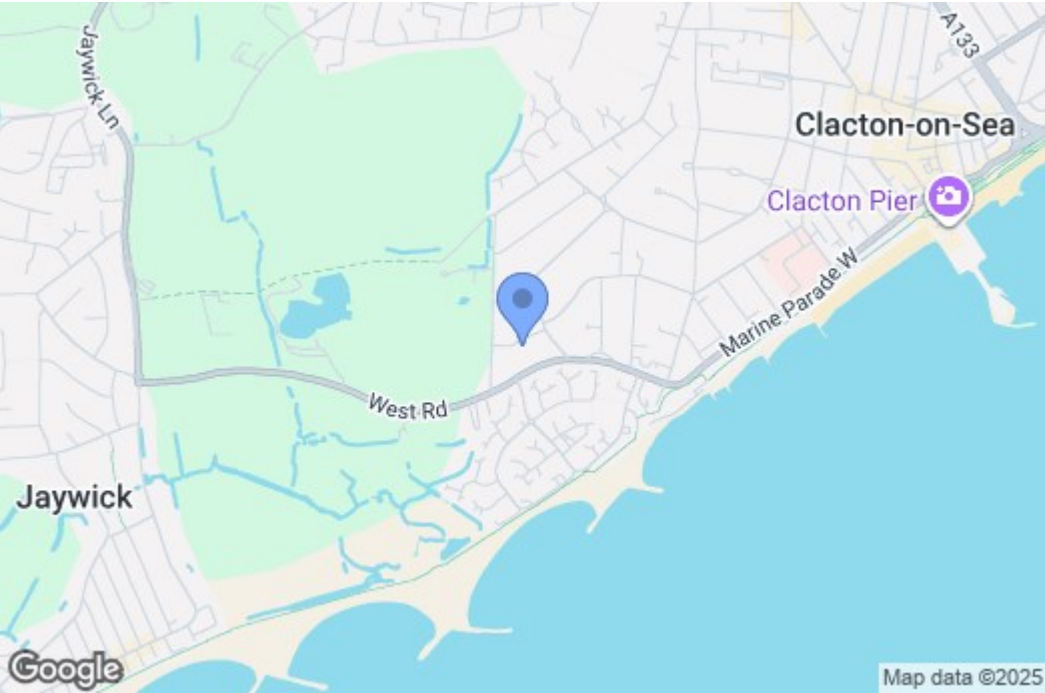
## Agents Note Sales

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.

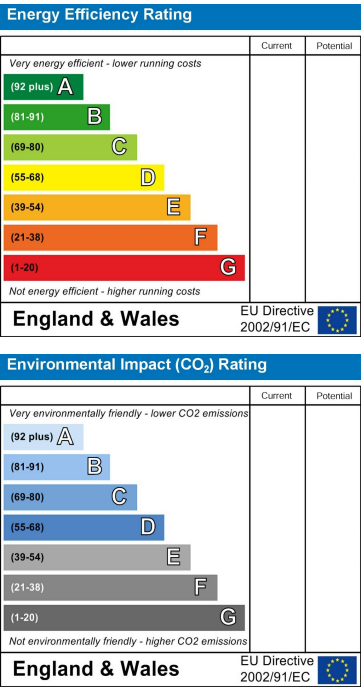
## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence

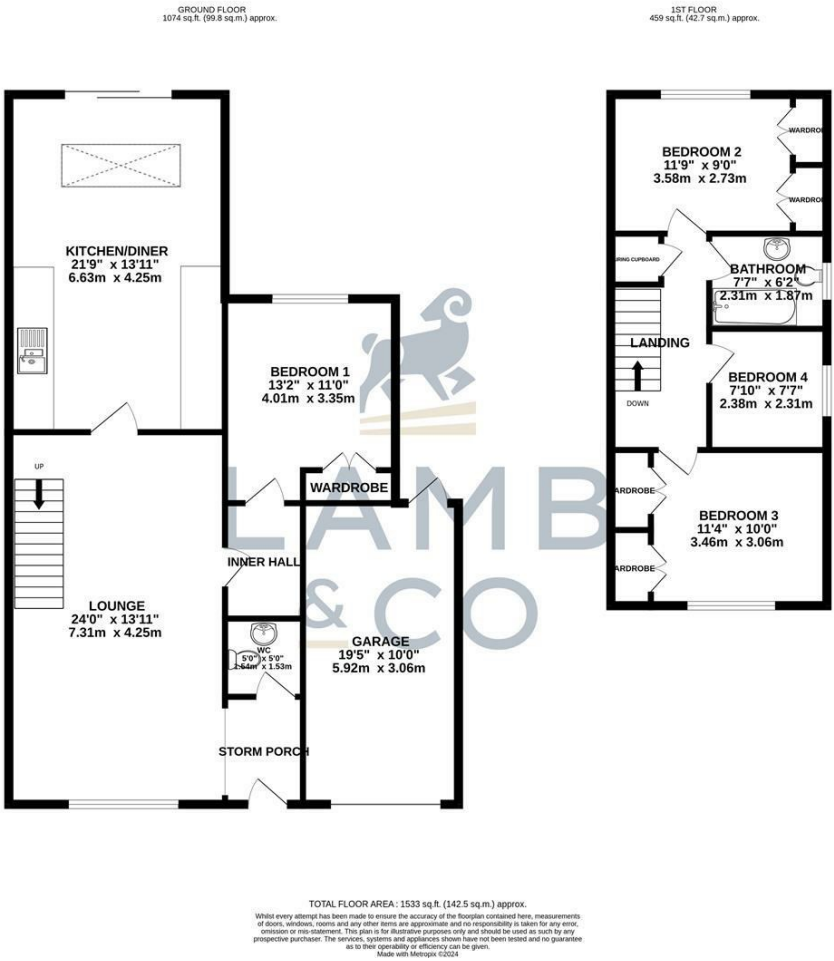
Map



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.