



Albert Gardens, East Clacton Clacton-On-Sea CO15 6QN

welcome to

Albert Gardens, East Clacton Clacton-On-Sea

'GARDENS' AREA OF EAST CLACTON - The property boasts impressive living accommodation and many original features. This stunning bay fronted detached family home, occupies a private and well established corner plot. CALL TODAY TO ARRANGE A VIEWING.





Ground Floor



First Floor

Entrance Hall

Living Room

22' 9" x 11' 10" Plus Bay (6.93m x 3.61m Plus Bay)

Dining Room

13' 5" x 14' (4.09m x 4.27m)

Cloakroom

Kitchen/breakfast Room

14' 3" x 14' 4" (4.34m x 4.37m)

Galleried Landing

Study

9' 7" x 12' (2.92m x 3.66m)

Bedroom One

12' 11" x 12' 3" Plus Bay (3.94m x 3.73m Plus Bay)

Bedroom Two

13' 1" x 12' 1" (3.99m x 3.68m)

Bedroom Three

13' 1" x 10' 10" (3.99m x 3.30m)

Bedroom Four

8' 11" x 9' 2" (2.72m x 2.79m)

Family Bathroom

Outside

Agents Note

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Albert Gardens, East Clacton Clacton-On-Sea

- Corner Plot
- Sought After Gardens Area
- Two Reception Rooms
- Four Bedrooms
- Off Road Parking and Garage

Tenure: Freehold EPC Rating: E

£625,000



view this property online williamhbrown.co.uk/Property/CTS308941

Please note the marker reflects the postcode not the actual property



Property Ref:
CTS308941 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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