



**Albany Gardens East, CLACTON-ON-SEA CO15 6HW**



**welcome to**

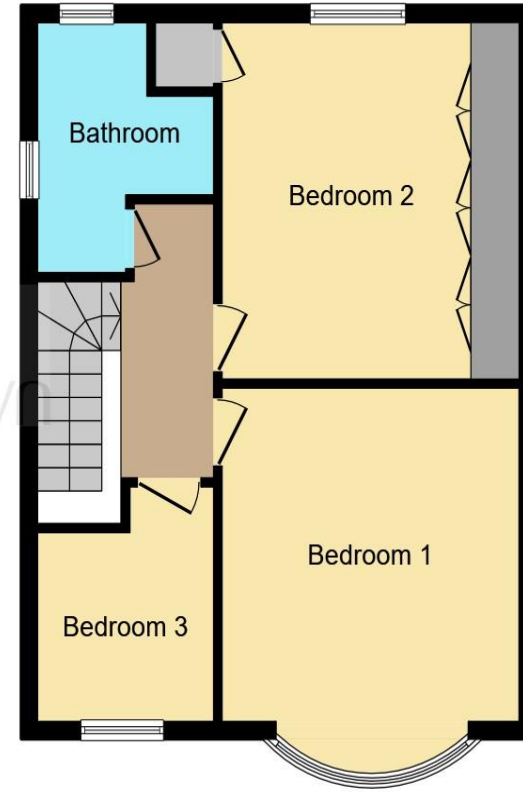
**Albany Gardens East, CLACTON-ON-SEA**

SOUGHT AFTER 'GARDENS' PROPERTY - This detached three bedroom property, located on the EAST SIDE OF CLACTON, is exceptionally well presented and is ideally positioned on a road adjacent to the seafront. The home enjoys a blend of original and contemporary features. VIEWING IS HIGHLY ADVISED





**Ground Floor**



**First Floor**



**Entrance Hall**

**Ground Floor Bathroom**

**Living Room**

15' 1" x 12' 6" ( 4.60m x 3.81m )

**Dining Room**

12' 6" x 9' 8" ( 3.81m x 2.95m )

**Reception Room 3**

20' 8" x 12' 6" ( 6.30m x 3.81m )

**Kitchen**

14' 11" x 8' 1" ( 4.55m x 2.46m )

**Bedroom 1**

14' 2" x 12' 3" ( 4.32m x 3.73m )

**Bedroom 2**

11' 7" x 12' 8" ( 3.53m x 3.86m )

**Bedroom 3**

8' 6" x 8' 2" ( 2.59m x 2.49m )

**Bathroom**

**Garage**

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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## Albany Gardens East, CLACTON-ON-SEA

- Located on The Sought After Garden Area of East Clacton
- Detached Garage and Off Road Parking
- Lovingly Refurbished By The Current Owner
- Walking Distance to Seafront, Train Station and Town
- Conservatory

Tenure: Freehold EPC Rating: E

offers over

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS308326](https://www.williamhbrown.co.uk/Property/CTS308326)



Property Ref:  
CTS308326 - 0015

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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