



LAMB & CO

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LYMINGTON AVENUE, GREAT CLACTON, CO15 4QE

PRICE £319,995

This charming, extended three-bedroom semi-detached house in Clacton is beautifully presented and ready for move-in. The property offers a spacious layout. The extension provides additional living space, adding versatility and comfort. There are two bright double bedrooms, a comfortable single bedroom.

- Three Bedrooms
- Well Presented Throughout
- En Suite
- Extended
- Family Room
- Garage & Off Road Parking
- EPC - TBC



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ENTRANCE HALL

LOUNGE

25'3" 11'7" (7.70m 3.53m)



KITCHEN

11'00" 8'3" (3.35m 2.51m)



FAMILY ROOM

16'7" 15'8" (5.05m 4.78m)



BATHROOM

7'00" 5'10" (2.13m 1.78m)



BEDROOM TWO

11'8" 9'7" (3.56m 2.92m)



BEDROOM ONE

11'2"10'6" (3.40m3.20m)



EN SUITE

7'5" 3'10" (2.26m 1.17m)

BEDROOM THREE

8'00" 7'00" (2.44m 2.13m)



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.

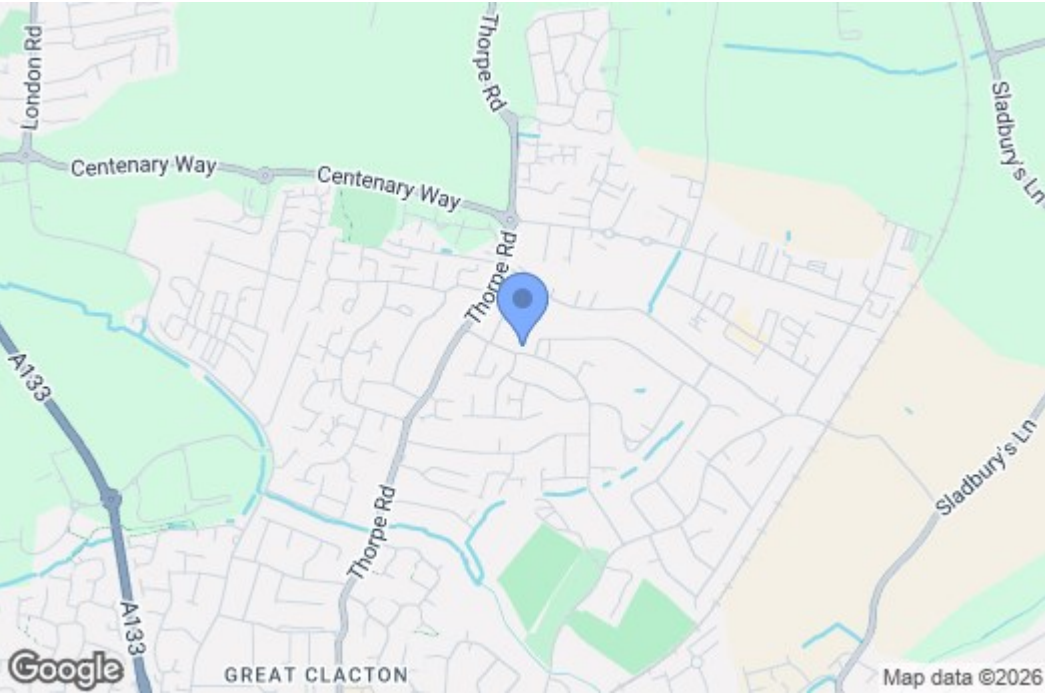
Additional Info

Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband: Superfast
Mobile Coverage: Limited

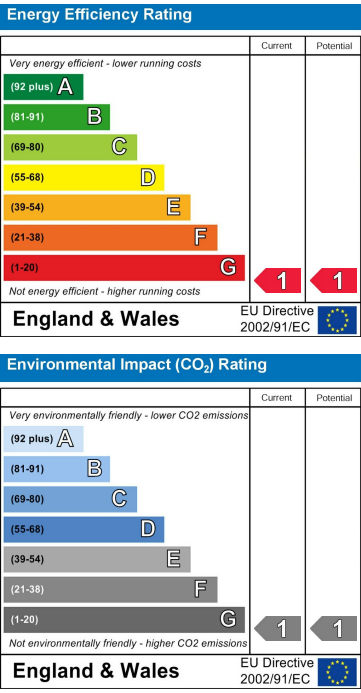
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: North



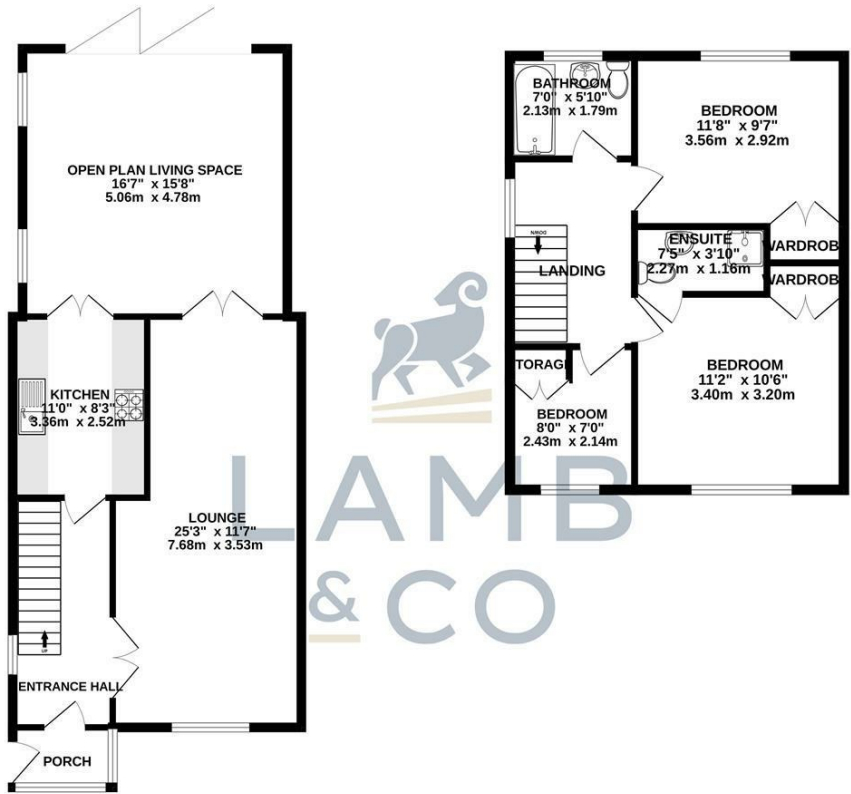
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA - 1194 sq ft. (111.0 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 misstatement. 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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