



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



EDGWARE ROAD, CLACTON-ON-SEA, CO16 7HH

PRICE £350,000

Guide Price £350,000 - £375,000. With kerb appeal aplenty, and immaculate presentation throughout, this beautifully finished home boasts a gardener's dream garden; driveway parking; and a garage. In addition, the property offers two reception rooms, a shower room to bedroom one, and a WC on ground floor.

- Four Bedrooms
- Off-Road Parking & Garage
- Two Reception Rooms
- Garden Room
- Shower Room
- EPC C
- No Onward Chain

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

WC

LOUNGE

17'5 x 12'9 (5.31m x 3.89m)



LOUNGE VIEW TWO

DINING ROOM

11'6 x 9'8 (3.51m x 2.95m)

DINING ROOM VIEW TWO

KITCHEN

10'8 x 10'6 (3.25m x 3.20m)



GARDEN ROOM

10'4 x 9'8 (3.15m x 2.95m)



FIRST FLOOR

BEDROOM TWO

15'5 x 8'4 (4.70m x 2.54m)



BATHROOM

9'3 x 5'7 (2.82m x 1.70m)



BEDROOM THREE

13'8 x 9'5 (4.17m x 2.87m)



BEDROOM ONE

13'4 x 12'0 (4.06m x 3.66m)



SHOWER ROOM

BEDROOM FOUR

9'4 x 8'5 (2.84m x 2.57m)



GARAGE

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.

Material Information

Council Tax Band: D

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

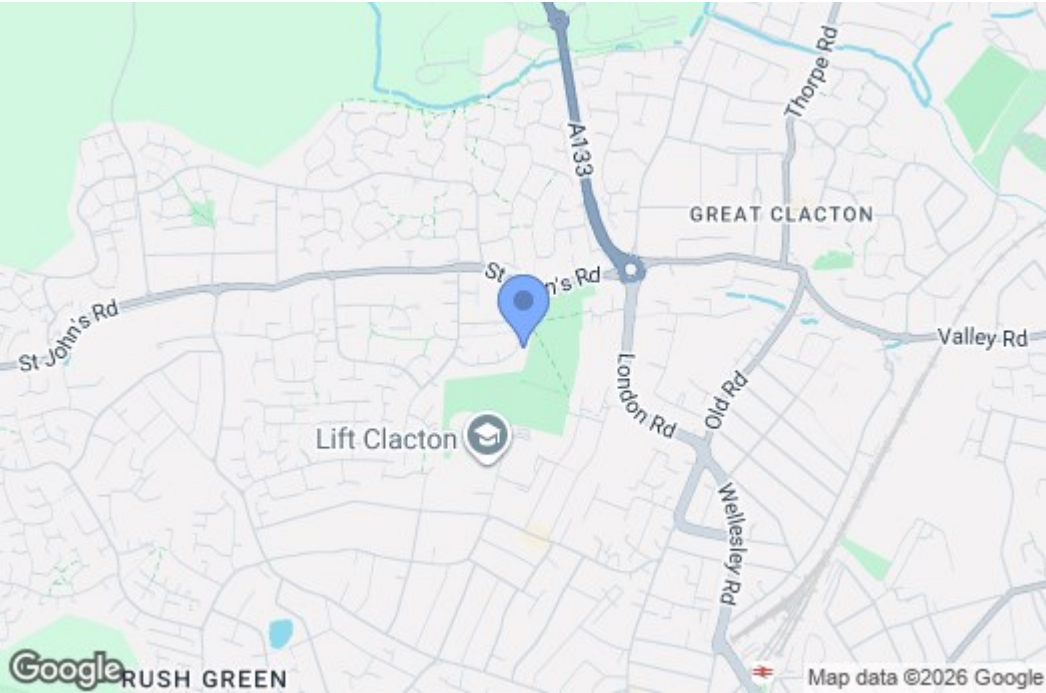
Additional Charges: No

Seller's Position: No Onward Chain

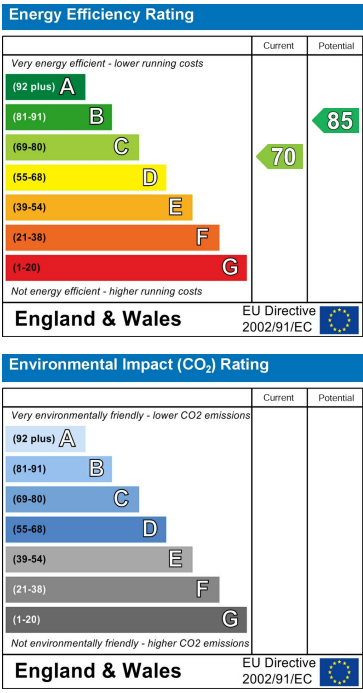
Garden Facing: East



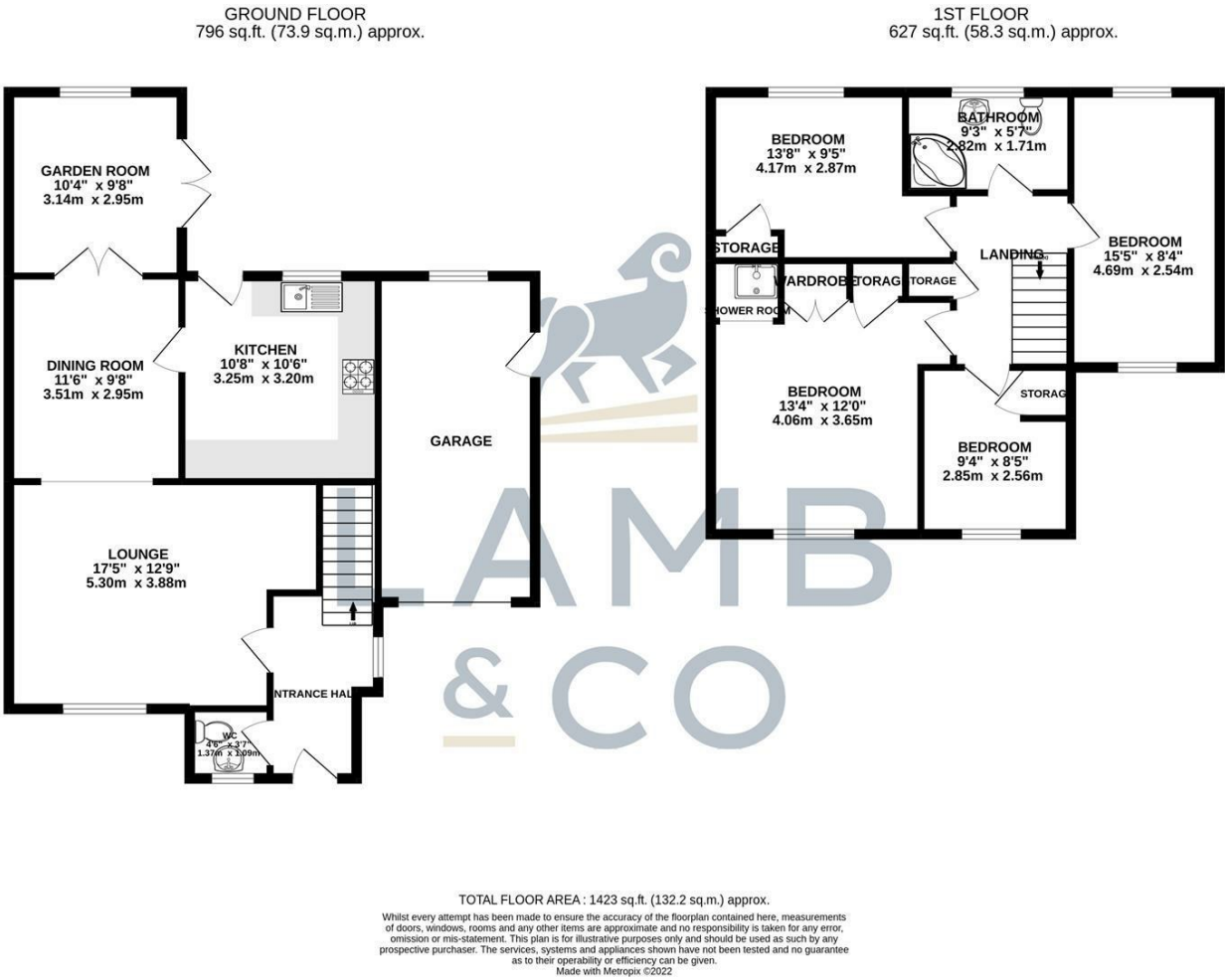
Map



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.