



LAMB & CO

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Inspired by **property**, driven by **passion**.



ALBANY GARDENS WEST, CLACTON-ON-SEA, CO15 6HN

OIEO £575,000

Positioned in the prestigious 'gardens' area of East Clacton, this imposing family home offers a flexible layout, with three reception rooms, an office, and an annexe. The generous contemporary kitchen is ideal for busy family life, and leads out into the low-maintenance and well-planned garden.

- Six Bedrooms
- Close To Seafront
- Outbuilding
- Off Road Parking
- Annexe
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALLWAY

LOUNGE

13'9 x 11'10 (4.19m x 3.61m)

OFFICE

11'10 x 5'5 (3.61m x 1.65m)

BEDROOM FOUR

11'10 x 10'4 (3.61m x 3.15m)



BATHROOM

7'3 x 5'10 (2.21m x 1.78m)



KITCHEN

23'8 x 12'5 (7.21m x 3.78m)



FAMILY ROOM

14'3 x 12'5 (4.34m x 3.78m)

LOUNGE

17'10 x 7'7 (5.44m x 2.31m)



HALLWAY

BEDROOM SIX

12'1 x 8'6 (3.68m x 2.59m)

EN SUITE



BEDROOM ONE

19'2 x 11'10 (5.84m x 3.61m)



KITCHEN

11'10 x 8'6 (3.61m x 2.59m)



BEDROOM TWO

12'8 x 12'6 (3.86m x 3.81m)



FIRST FLOOR



WC

BEDROOM FIVE

12'8 x 7'10 (3.86m x 2.39m)



BEDROOM THREE

11'10 x 10'6 (3.61m x 3.20m)



BATHROOM

9'1 x 5'6 (2.77m x 1.68m)



DRESSING ROOM

OUT BUILDING



DRESSING ROOM

10'6 x 6'8 (3.20m x 2.03m)



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.

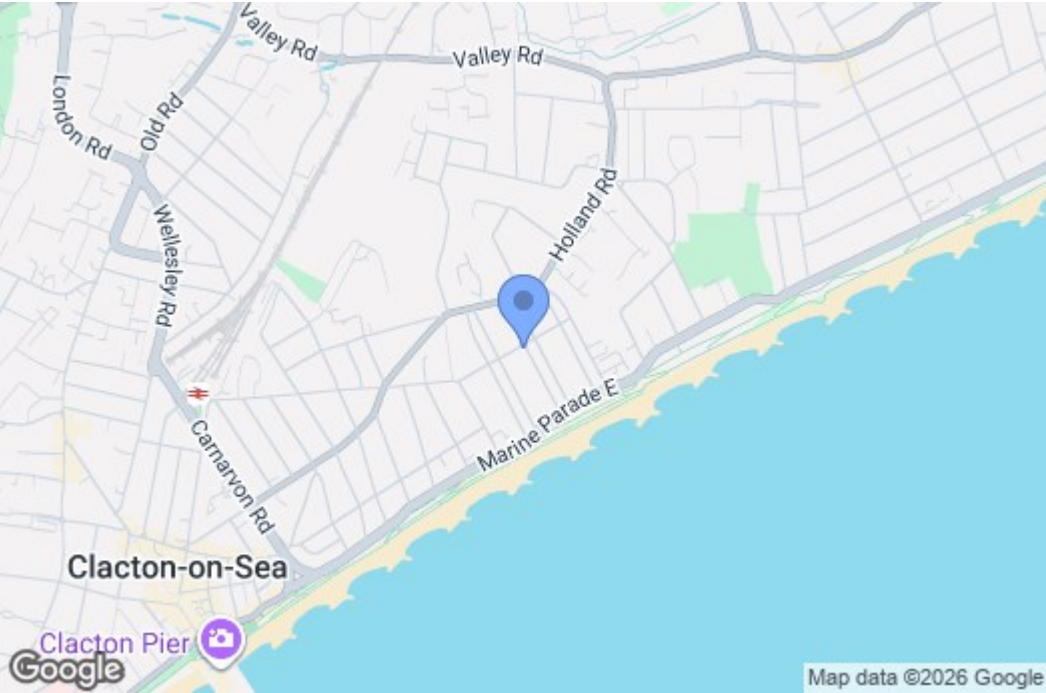
Additional Information Clacton

Council Tax Band: E

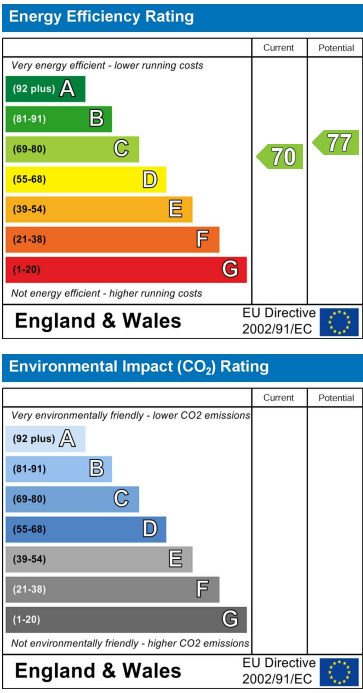
Heating: Gas

Seller's Position: Needs to find

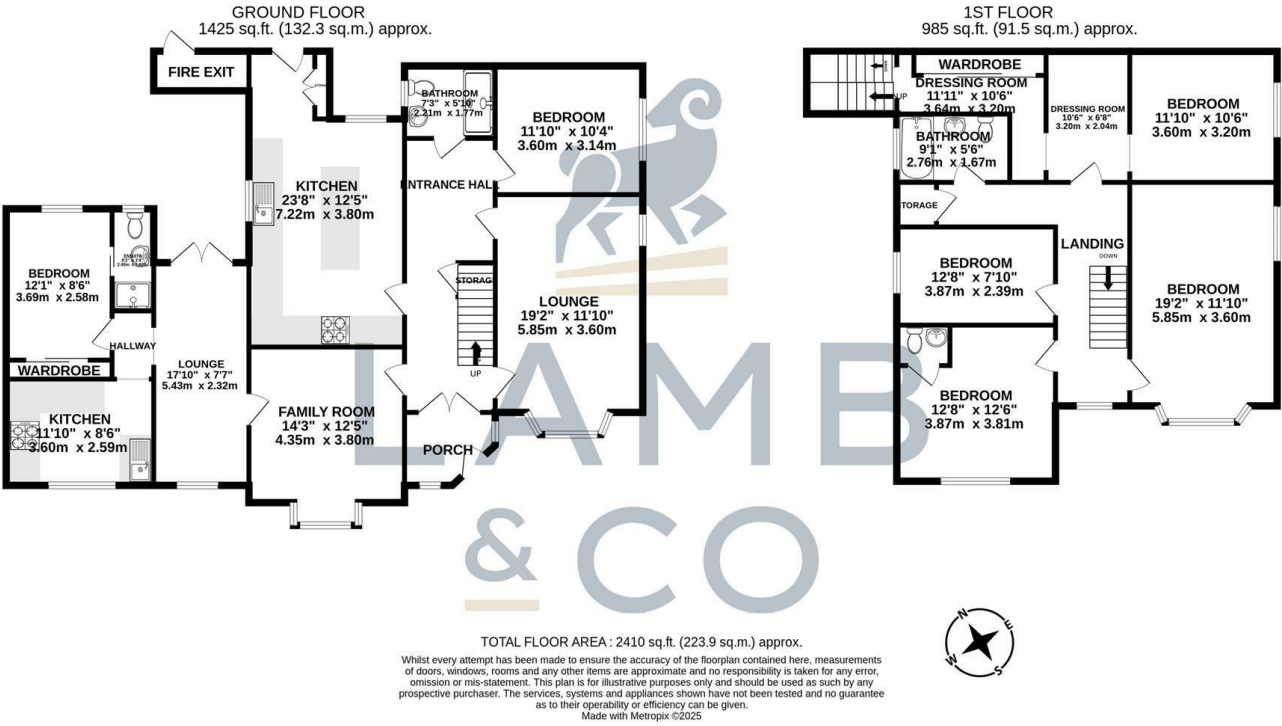
Map



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.