LAMB & CO

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Inspired by property, driven by passion.

VICARAGE GARDENS, CLACTON-ON-SEA, CO15 1BU

GUIDE PRICE £500,000

Guide price- £500,000 - £525,000. Picture a busy Christmas with the whole family around, the downstairs shower room preventing those fights over the bathroom! Imagine coming home at the end of the day, family dinners in the second reception room and perhaps a stroll along the seafront. Located in the Royals, this newly refurbished property boasts a conservatory, generous garden and sold with no onward chain.

- Four Bedrooms
- Two Reception Rooms
- Office
- Off-Road Parking & Garage
- Conservatory
- Two Bathrooms
- No Onward Chain
- EPC E
- Generous Garden

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

SITTING/DINING ROOM
18'0 x 12'11 (5.49m x 3.94m)

LOUNGE
27'2 x 12'0 (8.28m x 3.66m)

KITCHEN VIEW ONE
13'2 x 8'11 (4.01m x 2.72m)

KITCHEN VIEW TWO
12'10 x 7'6 (3.91m x 2.29m)

CONSERVATORY
19'5 x 15'4 (5.92m x 4.67m)

SHOWER ROOM
6'0 x 4'9 (1.83m x 1.45m)

OFFICE
11'10 x 9'7 (3.61m x 2.92m)

FIRST FLOOR

BEDROOM ONE
18'8 x 12'11 (5.69m x 3.94m)

BEDROOM FOUR
8'5 x 7'2 (2.57m x 2.18m)

BEDROOM TWO
15'6 x 11'0 (4.72m x 3.35m)

BEDROOM THREE
10'11 x 10'2 (3.33m x 3.10m)

BATHROOM
10'7 x 9'4 (3.23m x 2.84m)

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.

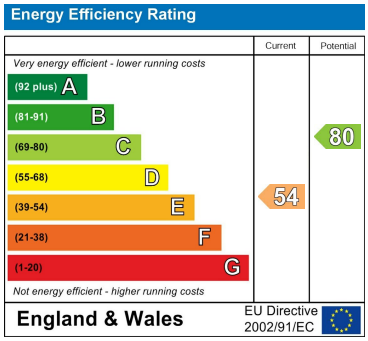
AML
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

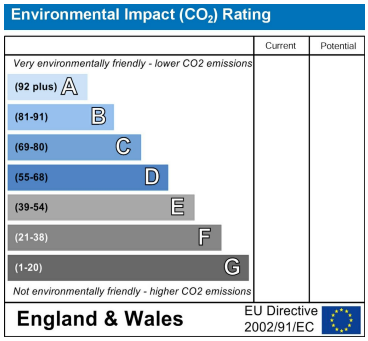
Material Information
Council Tax Band: F
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband:
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good

Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: North
Non-Standard Features to note: No

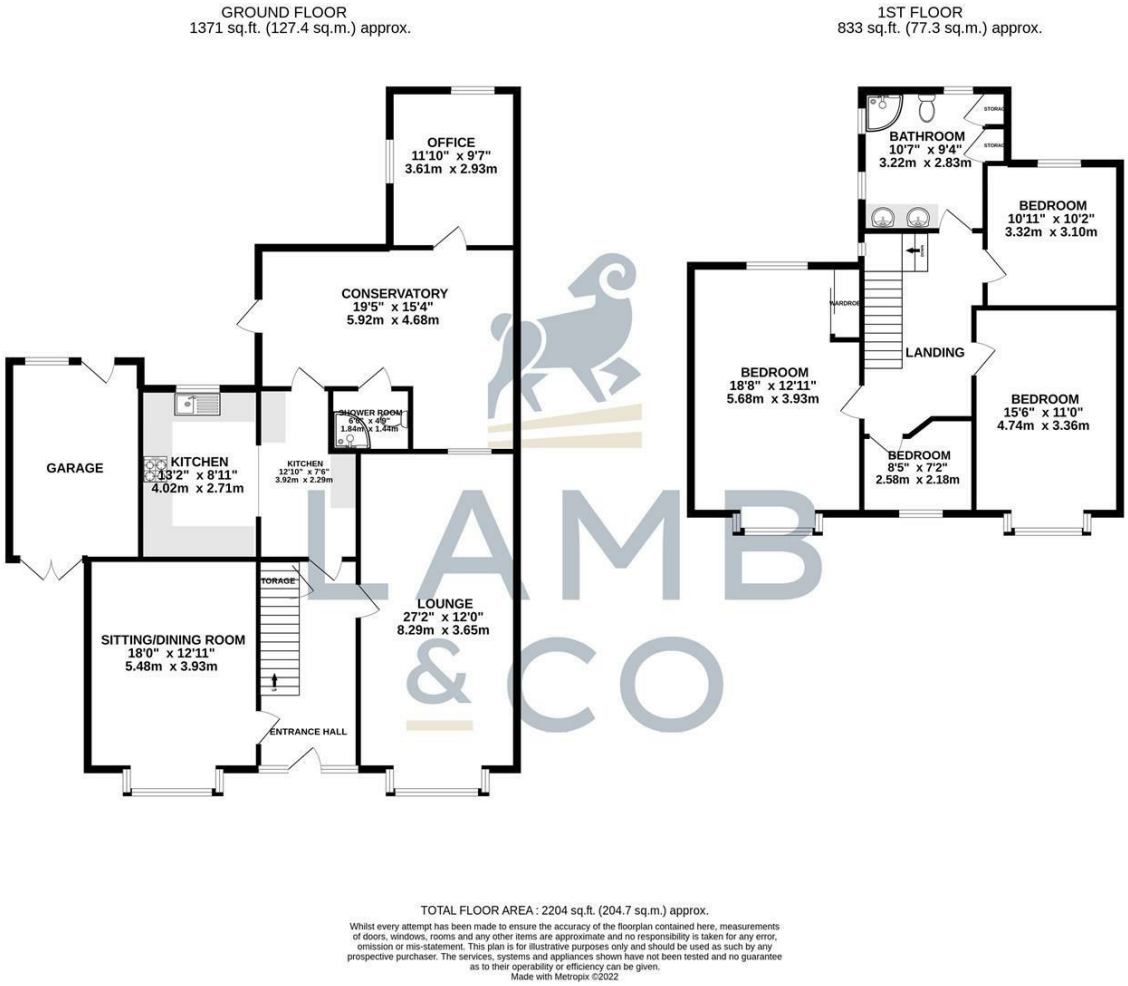
Map

EPC Graphs





Floorplan



TOTAL FLOOR AREA : 2204 sq.ft. (204.7 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 mis-statement. 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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