







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

OFFERS IN EXCESS OF £525,000

Situated in the highly desirable Gardens location of East Clacton, this impressive five-bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for growing families. Beautifully presented throughout, the property combines generous living space with a welcoming feel and attractive surroundings. Offering five well-proportioned bedrooms, comfortable reception areas and excellent family accommodation, this wonderful home is ready for its next owners to move straight in and enjoy. Ideally positioned within this sought-after residential area, the property offers the perfect combination of space, style and location.

- Five Bedrooms
- Desirable Location
- Beautifully Presented
- Utility Room
- Bi Fold Doors To Rear Garden
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

13'8" 12'2" (4.17m 3.71m)



BEDROOM THREE

10'8" 10'4" (3.25m 3.15m)

W.C

9'7" 5'2" (2.92m 1.57m)

FAMILY ROOM

18'00" 18'00" (5.49m 5.49m)



KITCHEN

12'9" 12'7" (3.89m 3.84m)



UTILITY ROOM

13'2" 7'1" (4.01m 2.16m)

EN SUITE

6'5" 3'7" (1.96m 1.09m)

BEDROOM FIVE

8'00" 6'9" (2.44m 2.06m)

BEDROOM FOUR

13'3" 8'9" (4.04m 2.67m)

BEDROOM ONE

17'00" 13'2" (5.18m 4.01m)



EN SUITE

5'8" 5'6" (1.73m 1.68m)

BEDROOM TWO

13'2" 10'00" (4.01m 3.05m)

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.

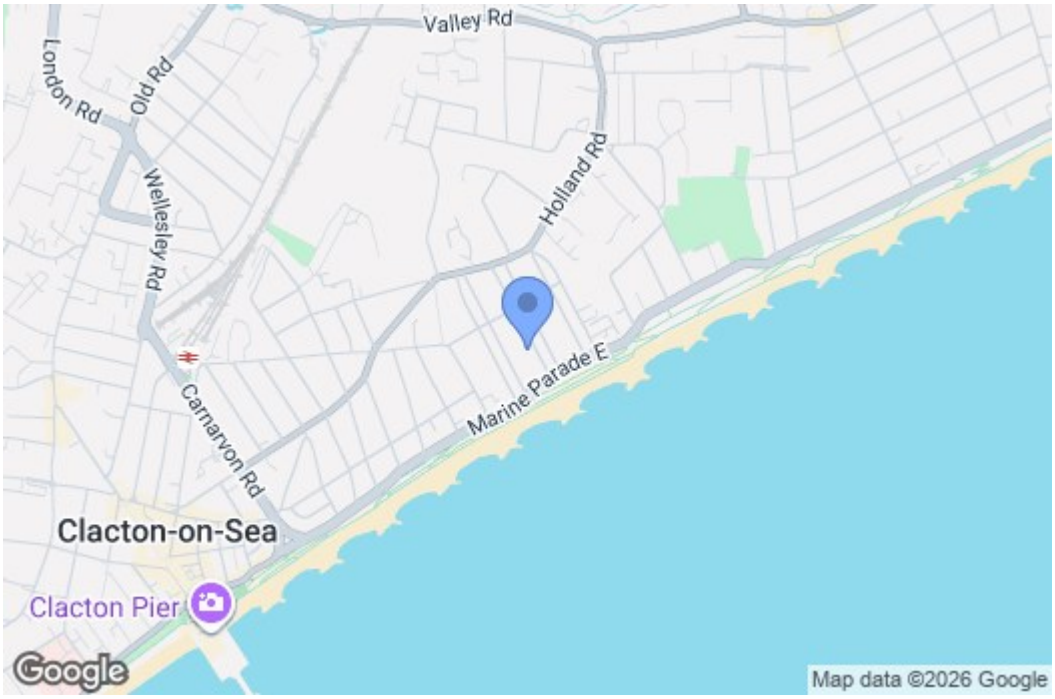
AML

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.

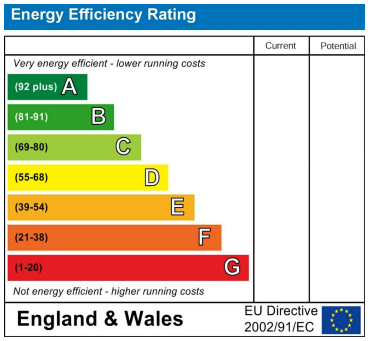
Material Information

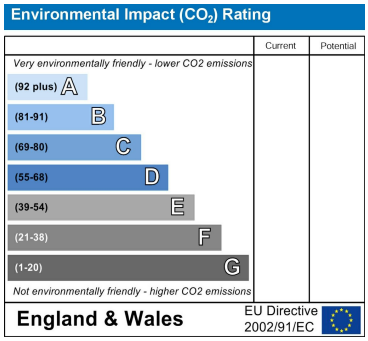
Council Tax Band: E
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: West
Non-Standard Features to note: No

Map

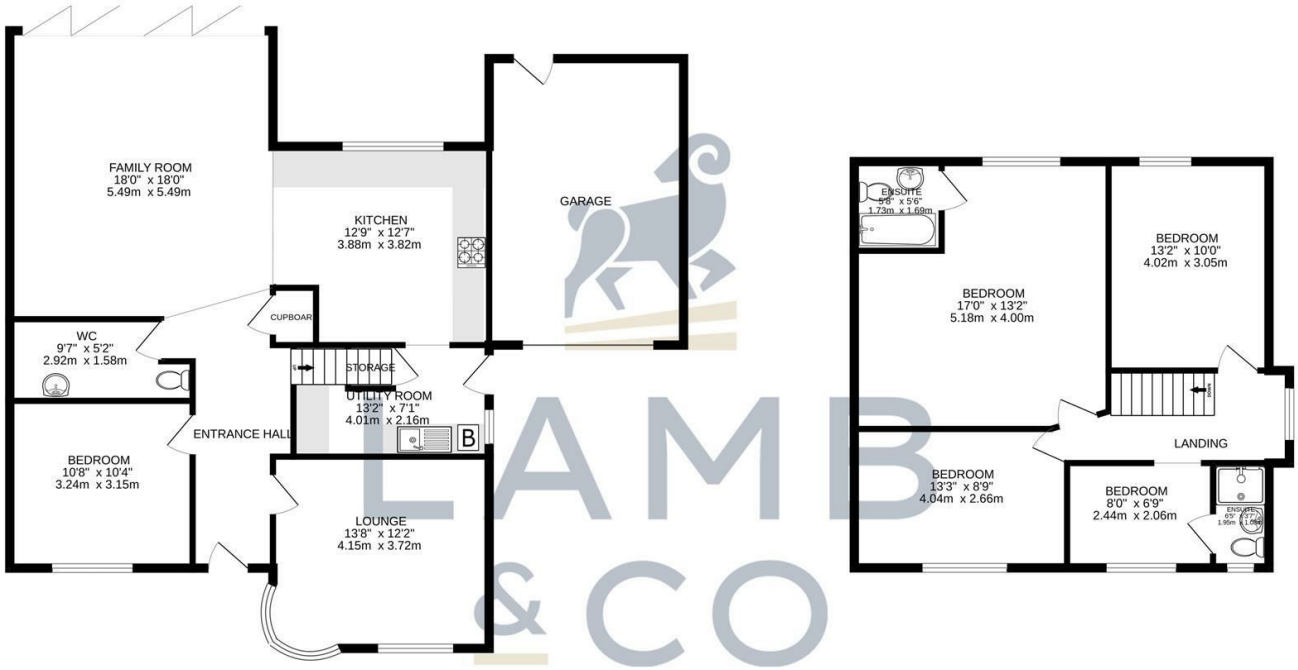


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1921 sq.ft. (178.5 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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