



LAMB & CO

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Inspired by property, driven by passion.



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

PRICE £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

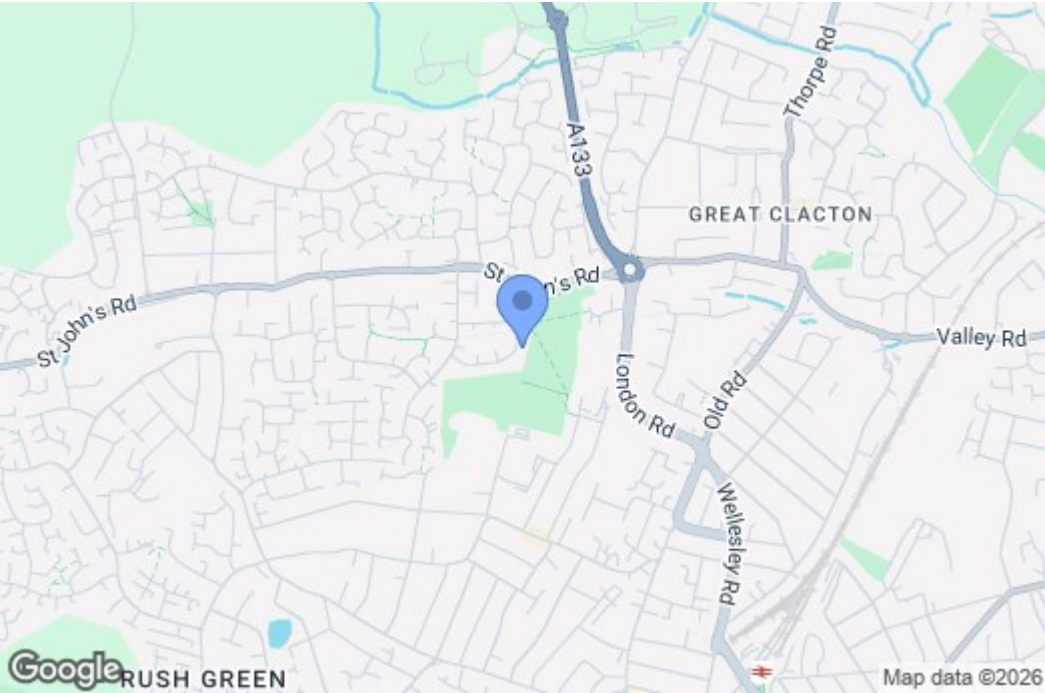
Seller's Position: No Onward Chain

Garden Facing: East

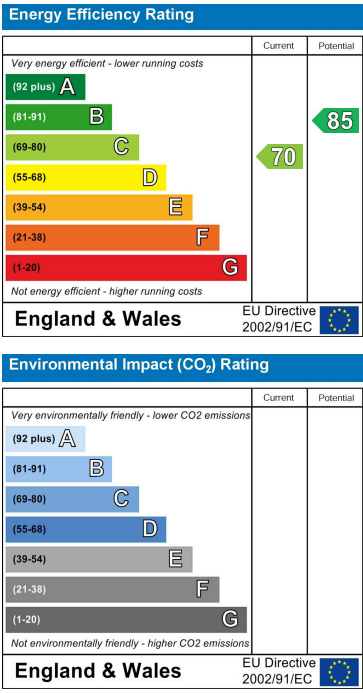




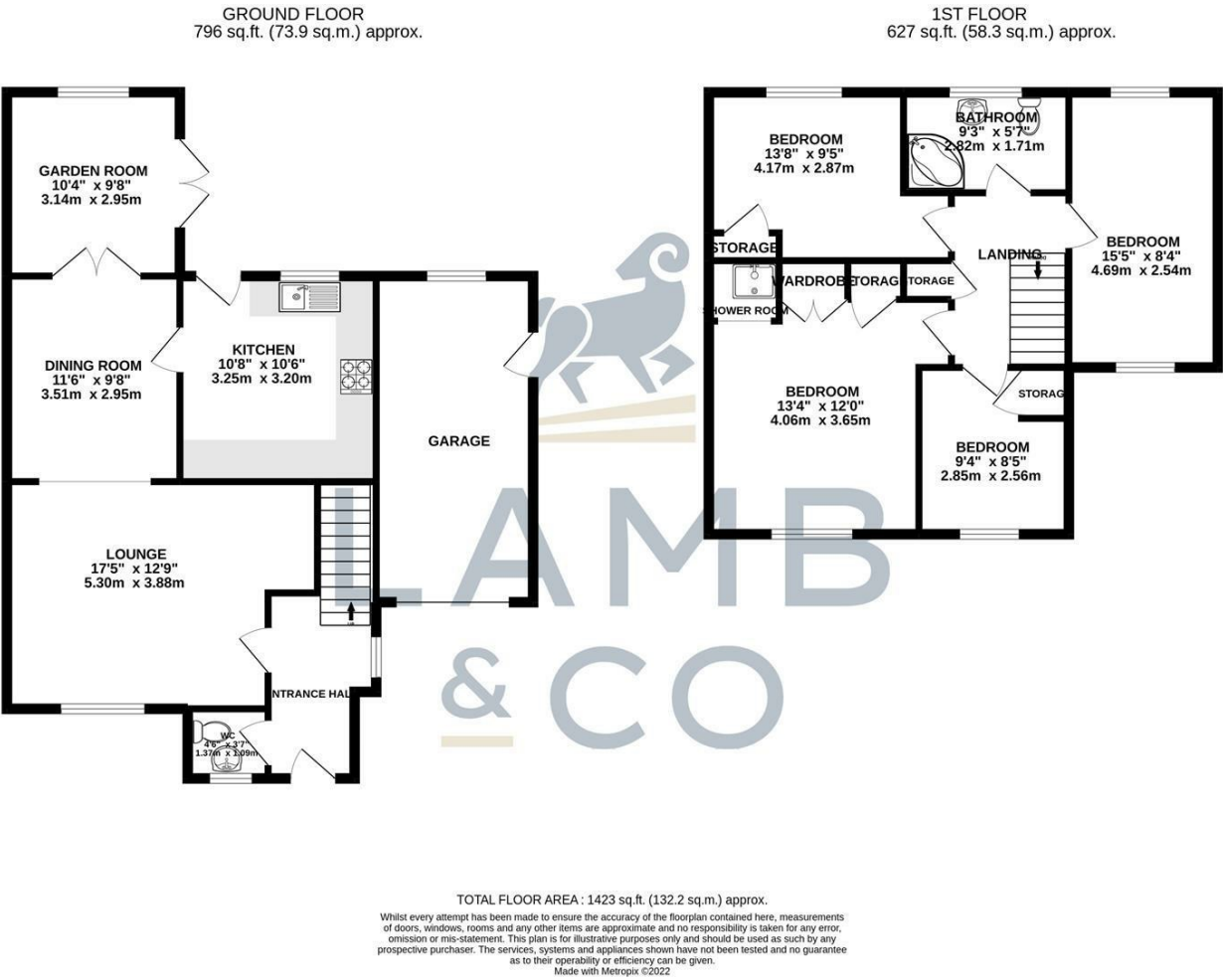
Map



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.