



LAMB & CO

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GAINSFORD AVENUE, CLACTON-ON-SEA, CO15 5AT

PRICE £625,000

An exceptional four-bedroom detached family home in sought-after East Clacton, just moments from the seafront. Finished to an outstanding standard throughout, this beautifully presented property offers spacious and stylish accommodation, combining contemporary living with high-quality finishes. Ideally located close to the beach and local amenities, this impressive home is perfect for families or those seeking a coastal lifestyle in one of Clacton's most desirable locations.

- Four Bedrooms
- Utility Room
- Underfloor Heating On Ground Floor
- Exceptional Standard Throughout
- Fitted Neff Appliances In Kitchen
- Garage & Off Road Parking
- En Suite
- EPC - D



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

W.C

3'4" 5'5" (1.03 1.66)

LOUNGE

12'8" 12'00" (3.86m 3.66m)



OPEN PLAN KITCHEN LIVING SPACE

30'00" 18'00" (9.14m 5.49m)



UTILITY ROOM

10'8" 9'5" (3.25m 2.87m)

BATHROOM

8'7" 6'00" (2.62m 1.83m)

BEDROOM FOUR

9'3" 7'00" (2.82m 2.13m)



BEDROOM TWO

12'00" 11'00" (3.66m 3.35m)



BEDROOM THREE

12'7" 8'6" (3.84m 2.59m)



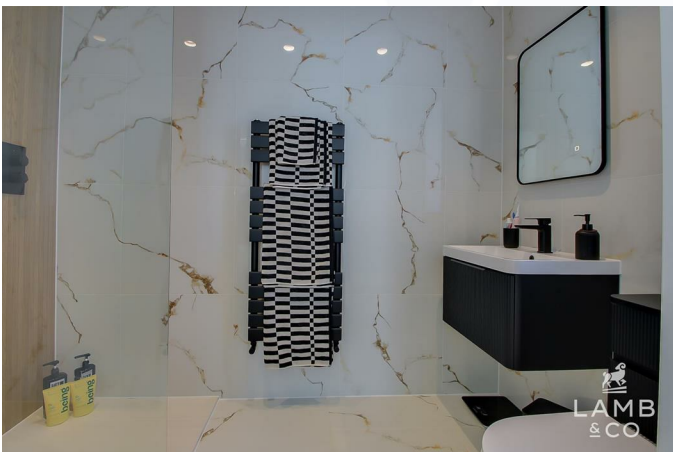
BEDROOM ONE

17'00" 11'7" (5.18m 3.53m)



EN SUITE

8'00" 5'00" (2.44m 1.52m)



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.

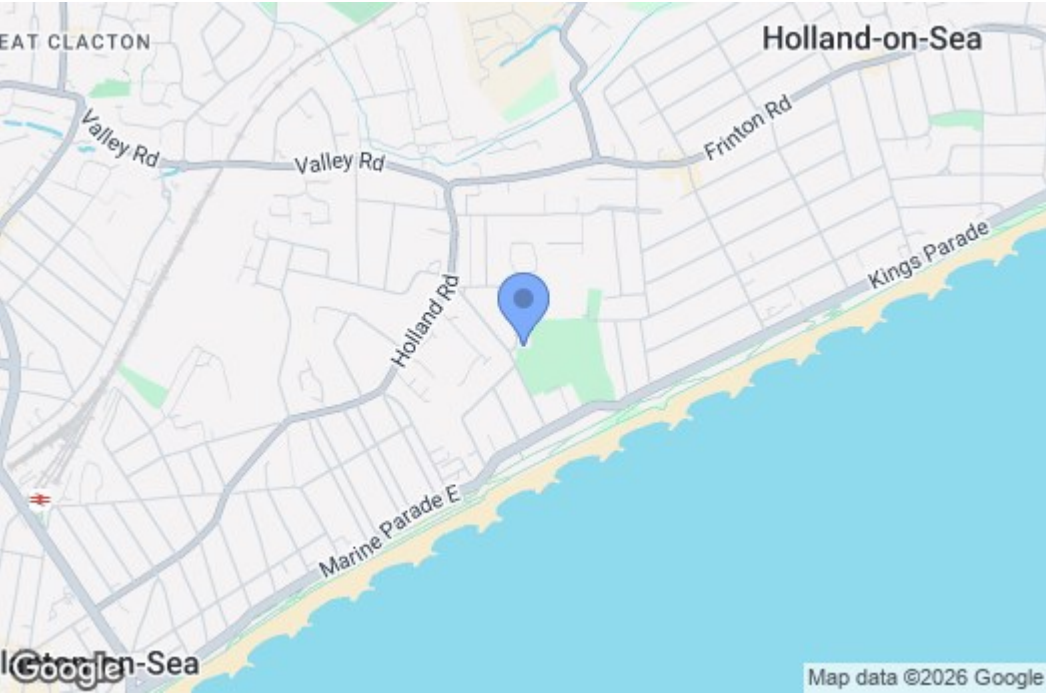
Material Information

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

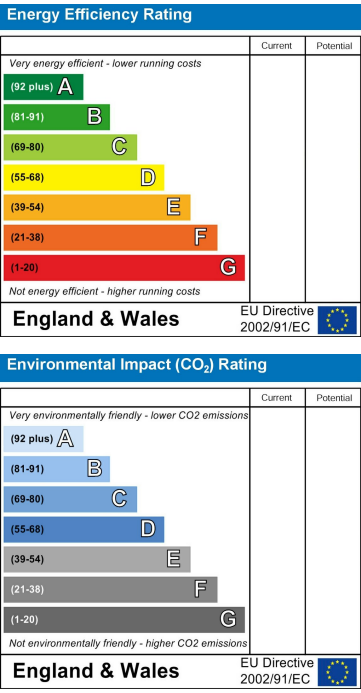
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: East
Non-Standard Features to note: No



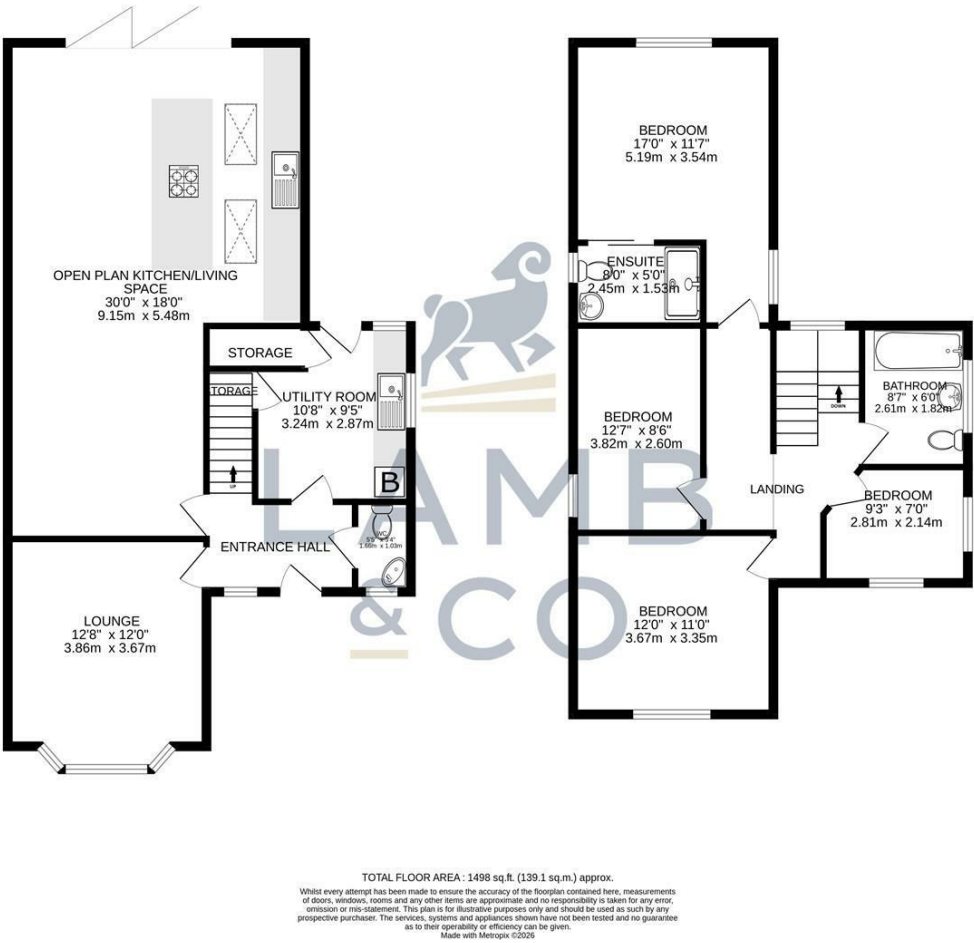
Map



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.