LAMB & CO

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Inspired by property, driven by passion.

## EASTCLIFF AVENUE, CLACTON-ON-SEA, CO15 5AR

### OIEO £350,000

A spacious four-bedroom detached home located in the sought-after area of East Clacton, offering excellent potential for improvement. This property is in need of modernisation, making it an ideal opportunity for buyers looking to put their own stamp on a home. Featuring generous living accommodation, a private garden, and off-street parking, the house provides a solid foundation for renovation. Conveniently situated close to local amenities, schools, and the seafront, this property combines location with opportunity, perfect for families or investors alike.

- Four Bedrooms
- Off-Road Parking
- Two Reception Rooms
- No Onward Chain
- WC
- EPC-TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## PORCH

## ENTRANCE HALLWAY

## WC

## LOUNGE

13'5 x 12'0 (4.09m x 3.66m)

## KITCHEN

19'0 x 7'4 (5.79m x 2.24m)

## SITTING/DINING ROOM

21'0 x 12'5 (6.40m x 3.78m)

## FIRST FLOOR

## BEDROOM ONE

12'5 x 11'5 (3.78m x 3.48m)

## BEDROOM THREE

9'7 x 8'4 (2.92m x 2.54m)

## BATHROOM

8'9 x 5'3 (2.67m x 1.60m)

## BEDROOM FOUR

9'7 x 7'0 (2.92m x 2.13m)

## BEDROOM TWO

13'5 x 7'0 (4.09m x 2.13m)

## OUTSIDE

## OUTSIDE REAR

### Material Information

Council Tax Band: D
Heating:
Services:
Broadband:
Mobile Coverage:
Construction:
Restrictions:
Rights & Easements:
Flood Risk:
Additional Charges:
Seller's Position: No onward chain
Garden Facing:

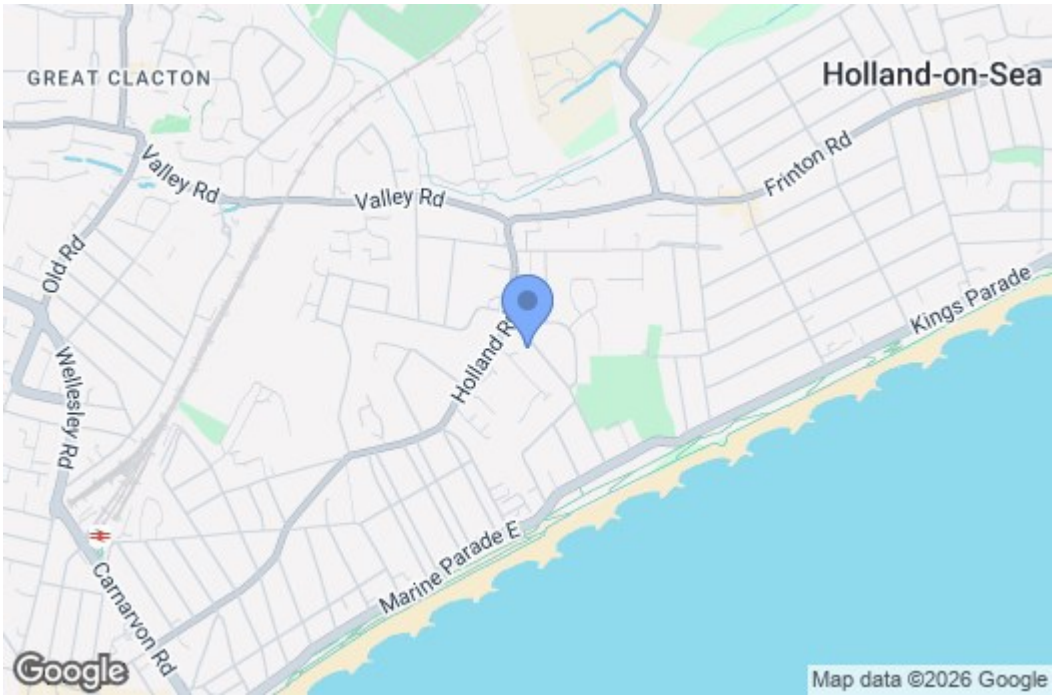
### Agents Note Sales

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.

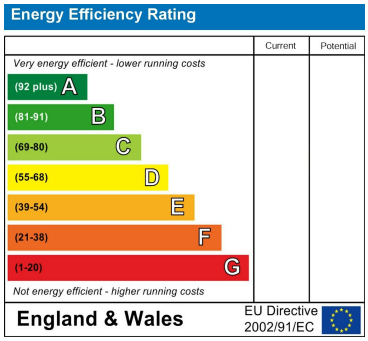
### AML

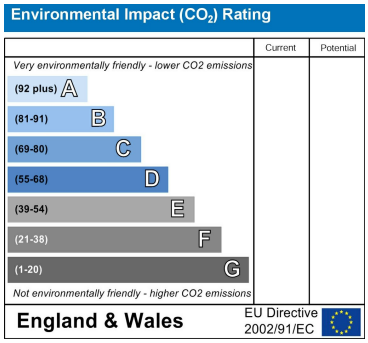
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Map

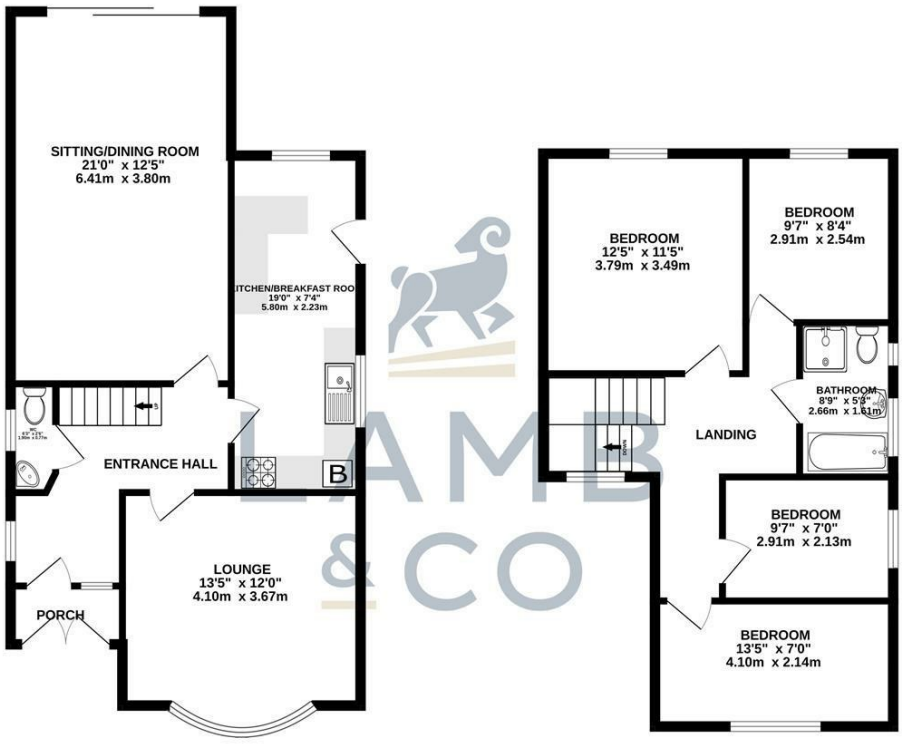



## EPC Graphs




## Floorplan




TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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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