



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)



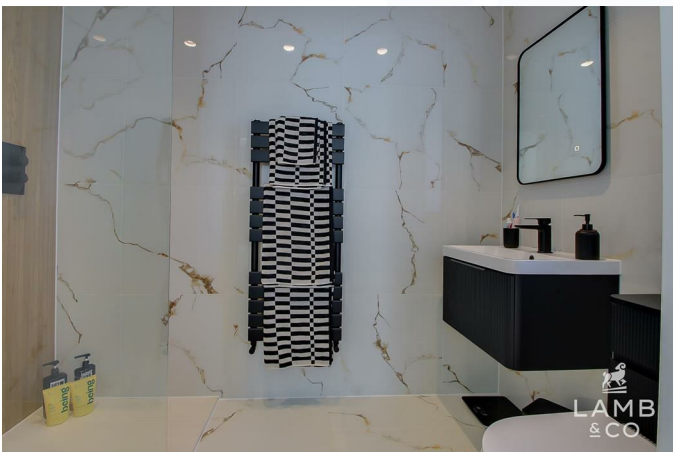
## BEDROOM ONE

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

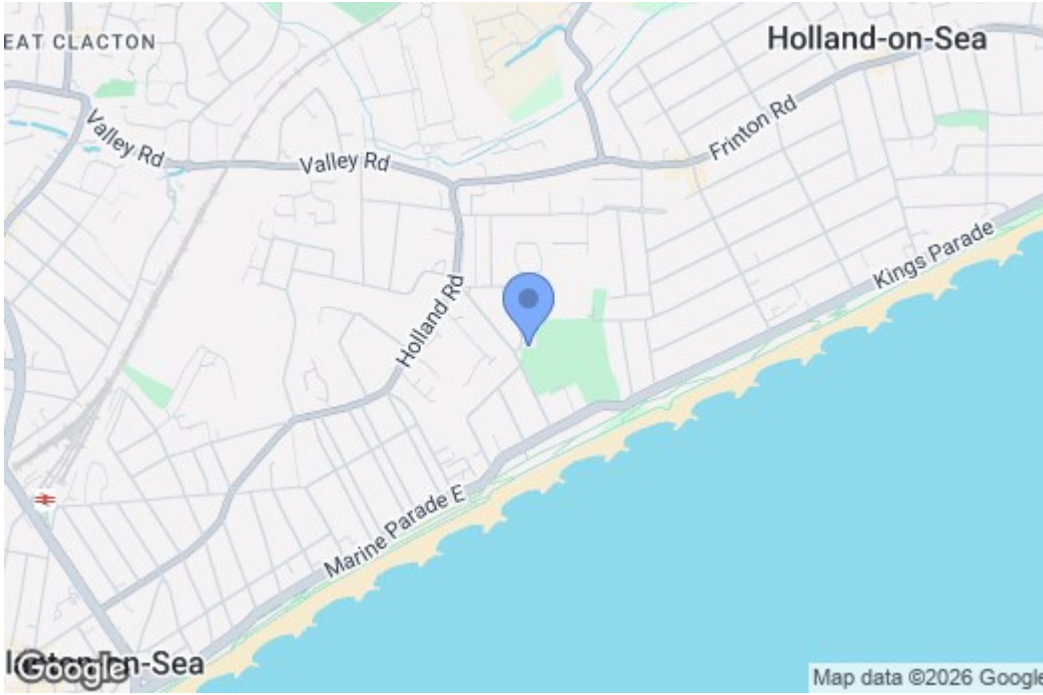
O2 - Good

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

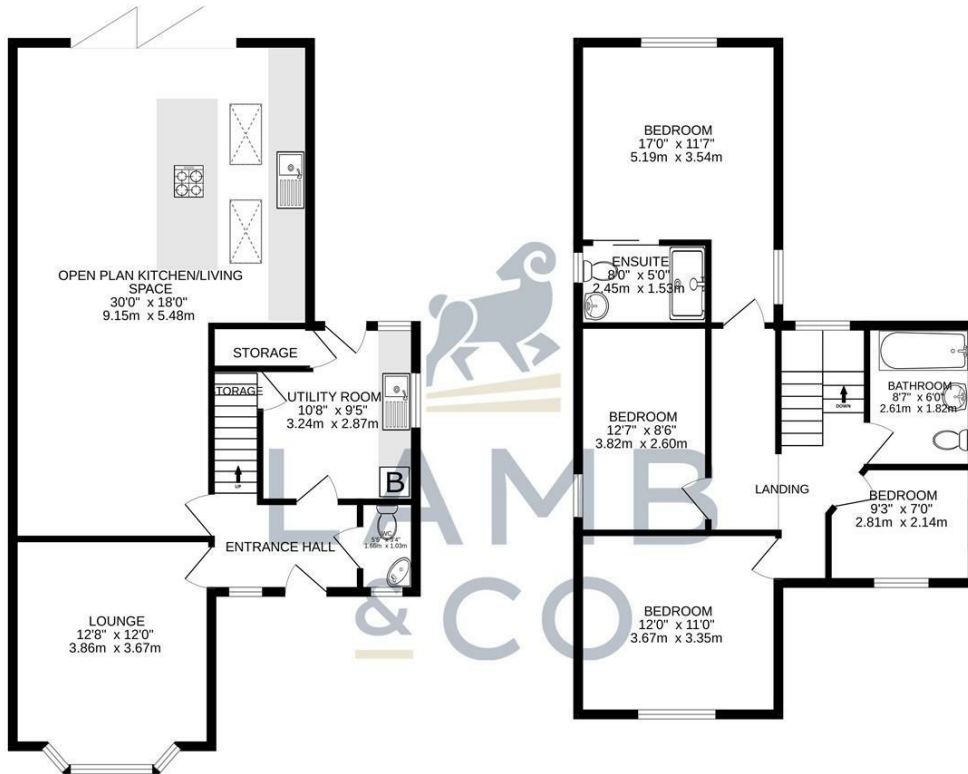


# EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Floorplan



TOTAL FLOOR AREA : 1498 sq.ft. (139.1 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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