



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332



STONEHALL GARDENS, LITTLE CLACTON, CO16 9RB

PRICE £399,995

One final chance to own a brand new bungalow on this stunning development of just 11 privately owned bungalows in Little Clacton. The property is built to a high specification including underfloor heating & spotlights throughout, kitchen with fitted appliances, luxury bathrooms, landscaped rear garden and resin bound driveway.

- Three Bedrooms
- Little Clacton
- Garage & Resin Bound Driveway
- South Facing Garden
- Completion June 2021
- Flooring & Turf Included
- 10 Year Warranty
- En-Suite to Master Bedroom
- Small Private Development



enq@lambandcoproperty.co.uk www.lambandcoproperty.co.uk

Residential | Lettings | Financial Services | Land & New Homes

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



BEDROOM ONE

12'10 x 10'6 (3.91m x 3.20m)



EN-SUITE



BEDROOM TWO

9'6 x 9'6 (2.90m x 2.90m)



BEDROOM THREE

9'1 x 8'7 (2.77m x 2.62m)



BATHROOM



LOUNGE

13'3 x 13'1 + door recess (4.04m x 3.99m + door recess)



KITCHEN/DINER

17'9 x 10'2 (5.41m x 3.10m)



GARAGE

22'11 x 9'10 (6.99m x 3.00m)

OUTSIDE

FRONT

REAR



AGENTS NOTE 1

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.

ANTI-MONEY LAUNDERING

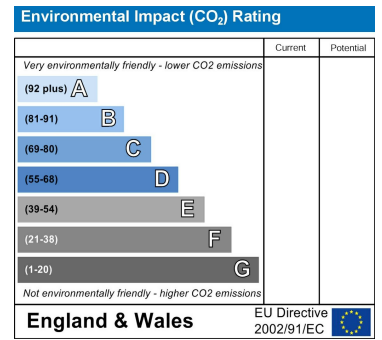
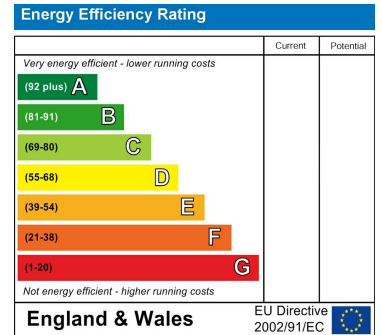
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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

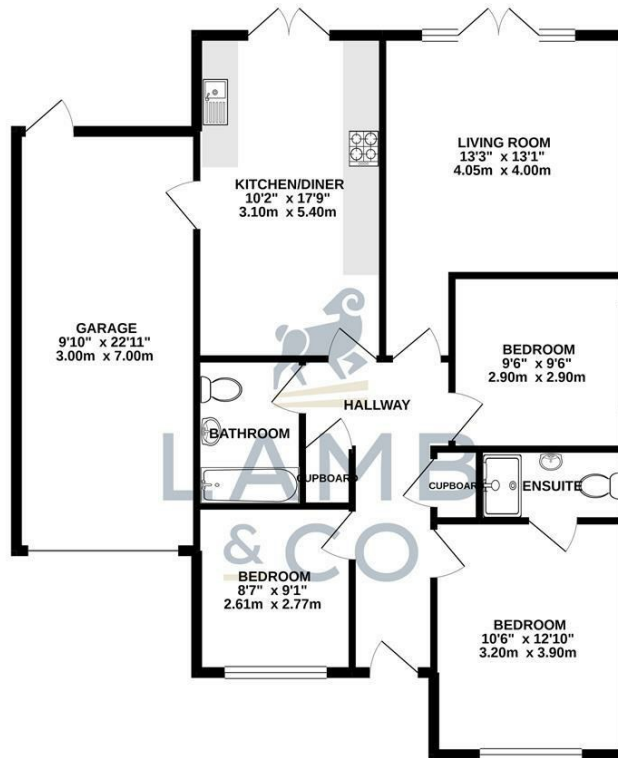


EPC Graphs



Floorplan

GROUND FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 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.
Made with Metrepx ©2021



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.