



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



**BOLEYN WAY, CLACTON-ON-SEA, CO15 2NJ**

**PRICE £395,000**

**\*\* SIMPLY STUNNING\*\*** An immaculately presented THREE bedroom bungalow with a generous main bedroom. The property also boasts a six vehicle driveway, a detached GARAGE and a beautiful garden perfect for the summer.

- Three Bedrooms
- Garage
- Parking For 6 Vehicles
- Local Amenities Close By
- Beautifully Presented
- EPC-C



DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### BEDROOM THREE

9'11 x 8'4 (3.02m x 2.54m)



### BEDROOM TWO

9'10 x 13'2 (3.00m x 4.01m)



### KITCHEN

14'5 x 16'7 (4.39m x 5.05m)



### LOUNGE

11'11 x 23'10 (3.63m x 7.26m)



## BATHROOM

5'10 x 9'10 (1.78m x 3.00m)



## FIRST FLOOR

### BEDROOM ONE

12'2 x 35'3 (3.71m x 10.74m)



### EN SUITE

4'11 x 9'7 (1.50m x 2.92m)

## OUTSIDE



## OUTSIDE REAR



### Agents Notes

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.

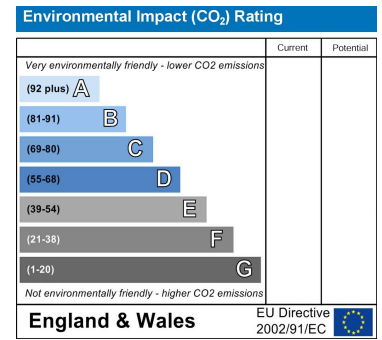
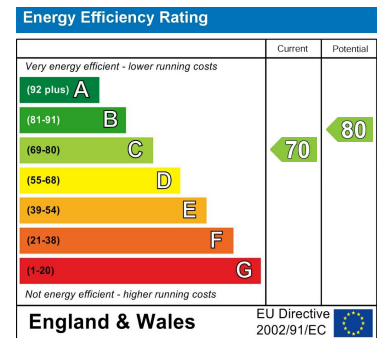
### AML

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.

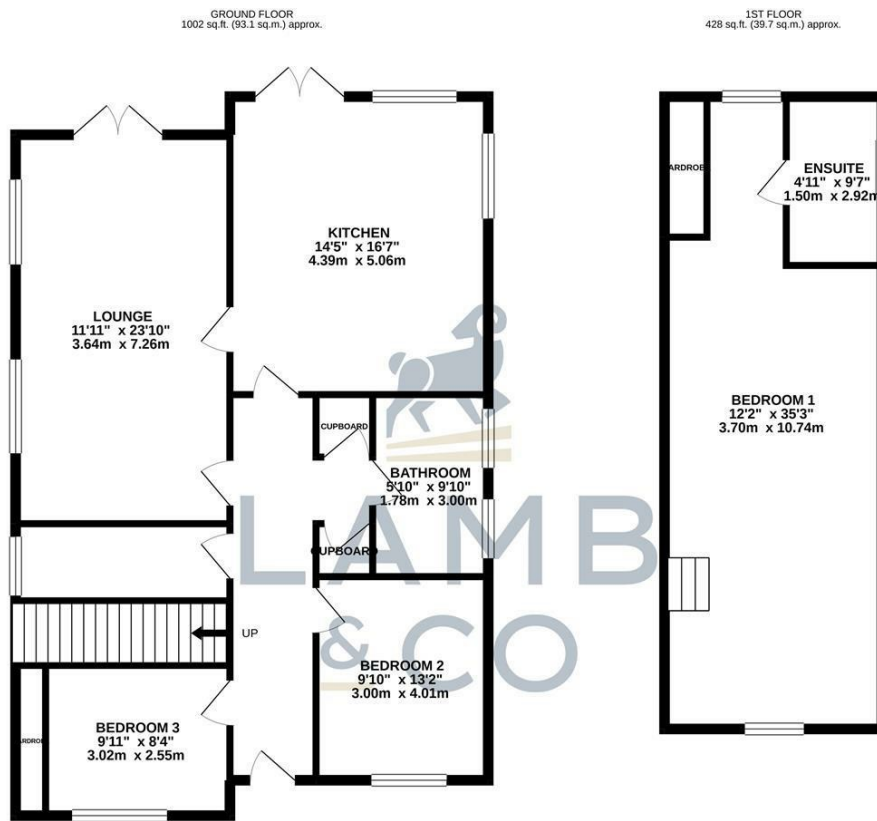
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1429 sq.ft. (132.8 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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