



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**

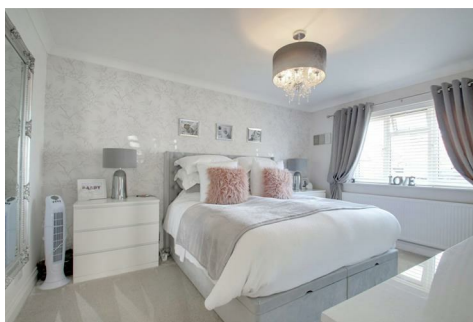
High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich & Manningtree**

Spinnels Lane  
Wix  
Essex CO11 2UJ

01206 635144



**MOUNTVIEW ROAD, CLACTON-ON-SEA, CO15 6LW**

**PRICE £410,000**

Located in East Clacton, this immaculate bungalow has been thoughtfully renovated throughout. Boasting a separate lounge and an open plan kitchen, dining and living area with an impressive roof lantern. This property also offers parking for several vehicles as well as a garage.

LAMB & CO



enq@lambandcoproperty.co.uk [www.lambandcoproperty.co.uk](http://www.lambandcoproperty.co.uk)  
Residential | Lettings | Financial Services | Land & New Homes



DRAFT DETAILS AWAITING APPROVAL.

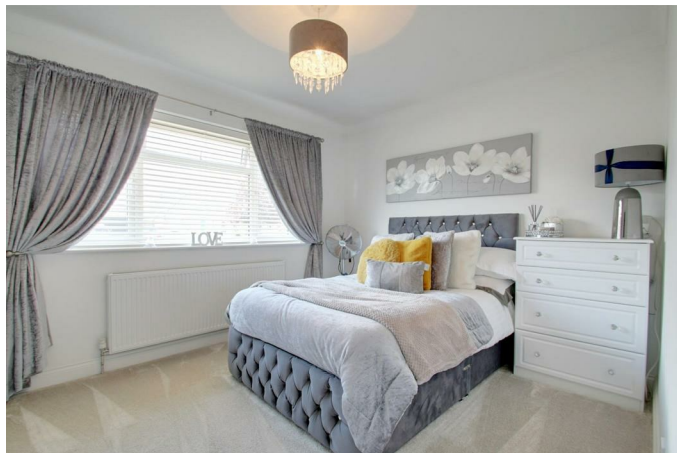
Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE TO HALLWAY

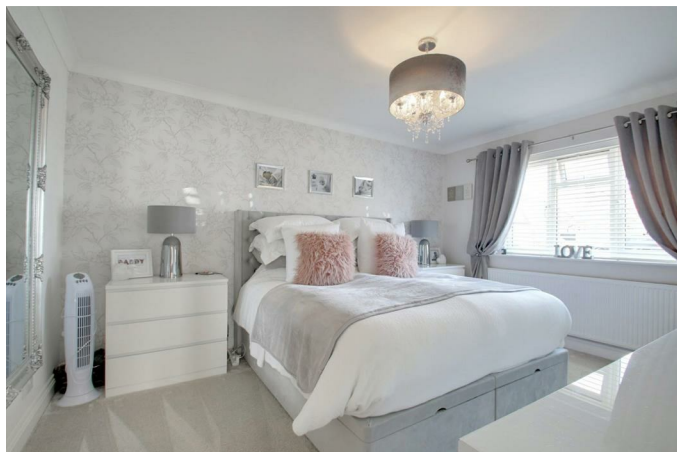
### BEDROOM TWO

12'01x9'11 (3.68m x 3.02m)



### BEDROOM ONE

10'10x14'02 (3.30m x 4.32m)



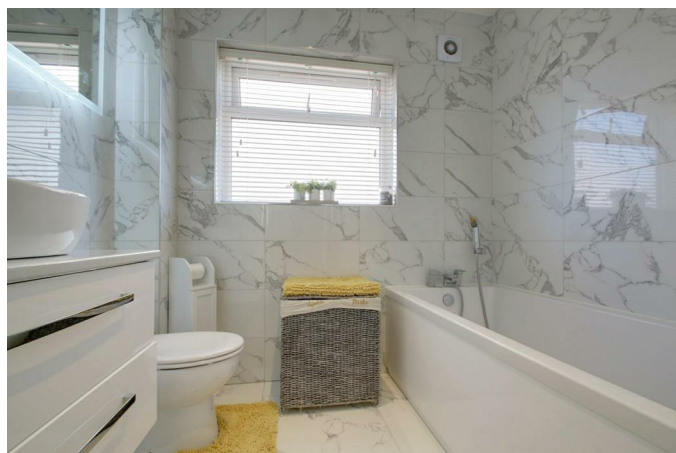
### DRESSING ROOM

### EN SUITE

6'03x5'08 (1.91m x 1.73m)

### BATHROOM

8'05x7'05 (2.57m x 2.26m)



### BEDROOM THREE

10'09x6'08 (3.28m x 2.03m)

### LOUNGE

14'03x13'08 (4.34m x 4.17m)



## KITCHEN/DINER

20'01x31'04 (6.12m x 9.55m)



## 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.

## OUTSIDE



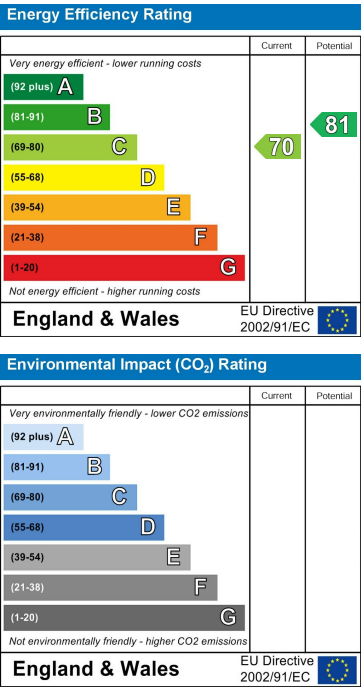
## OUTSIDE REAR



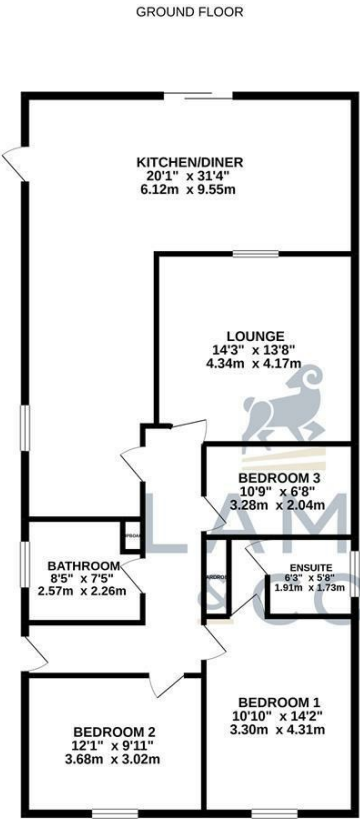
Map



EPC Graphs



Floorplan



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 for 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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