



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**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**BROADSTROOD, CLACTON-ON-SEA, CO16 8PZ**

**PRICE £270,000**

An attractive bungalow located in the historic village of St Osyth and benefiting from a generous lounge and two double bedrooms. Externally, the property boasts off-road parking and a garage.

- Two Bedrooms
- Well Presented
- Conservatory
- Off Road Parking & Garage
- St Osyth
- EPC - C



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Residential | Lettings | Financial Services | Land & New Homes

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## BEDROOM TWO

11'00" 9'10" (3.35m 3.00m)



## BEDROOM ONE

17'8" 11'2" (5.38m 3.40m)



## BATHROOM

7'7" 6'1" (2.31m 1.85m)



## KITCHEN

11'00" 9'6" (3.35m 2.90m)



## LOUNGE

13'2" 11'02" (4.01m 3.40m)



## CONSERVATORY

15'9" 7'4" (4.80m 2.24m)



documentation once entering into negotiations for a property.

### Additional Information Clacton

Council Tax Band: C

Heating: Gas

Seller's Position: needs to find but can vacate.

Garden Facing: North

## 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.

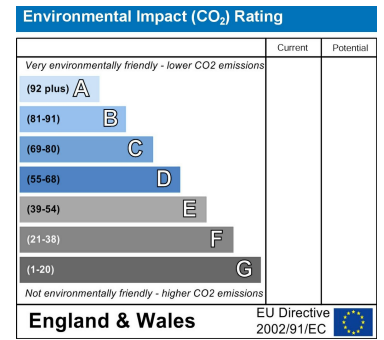
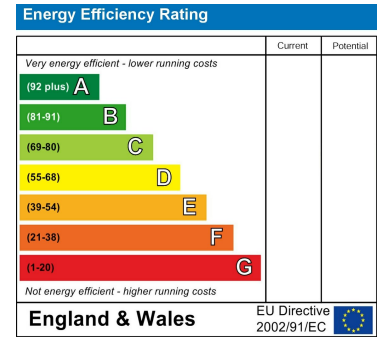
### AML

ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence

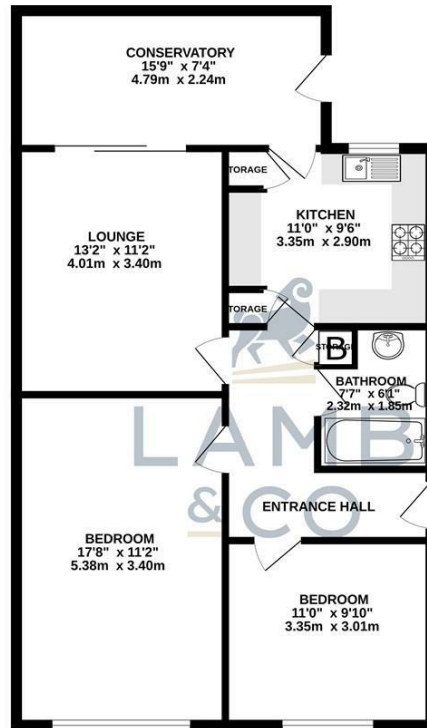
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 804 sq. ft. (74.7 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 is given as to their operability or efficiency can be given.  
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