



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



**BRAMBLE WAY, GREAT CLACTON, CO15 4NW**

**GUIDE PRICE £325,000**

**\*\* GUIDE PRICE £325,000 - £335,000 \*\*** An attractive detached bungalow situated on this sought after development in Great Clacton. With two double bedrooms, two bathrooms and is well presented throughout, this property is not to be missed! Additionally, the property boasts off-road parking, garage and a low maintenance garden.

- Two Bedrooms
- Well Presented
- Garage & Off-Road Parking
- Low Maintenance Garden
- En Suite To Bedroom One
- EPC C



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### KITCHEN

12'0 x 11'1 (3.66m x 3.38m)



### LOUNGE/DINER

15'7 x 14'6 (4.75m x 4.42m)



### BATHROOM

8'5 x 5'4 (2.57m x 1.63m)



### BEDROOM TWO

12'1 x 8'10 (3.68m x 2.69m)



## BEDROOM ONE

12'5 x 11'8 (3.78m x 3.56m)



## EN SUITE

5'2 x 5'2 (1.57m x 1.57m)

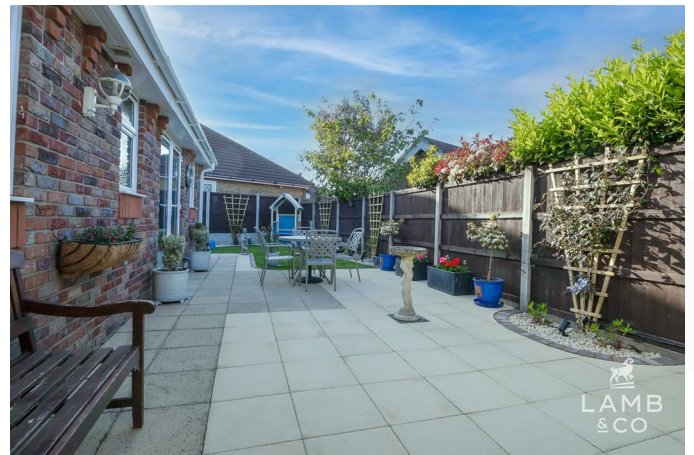


## OUTSIDE

## OUTSIDE REAR



## OUTSIDE REAR VIEW TWO



### 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

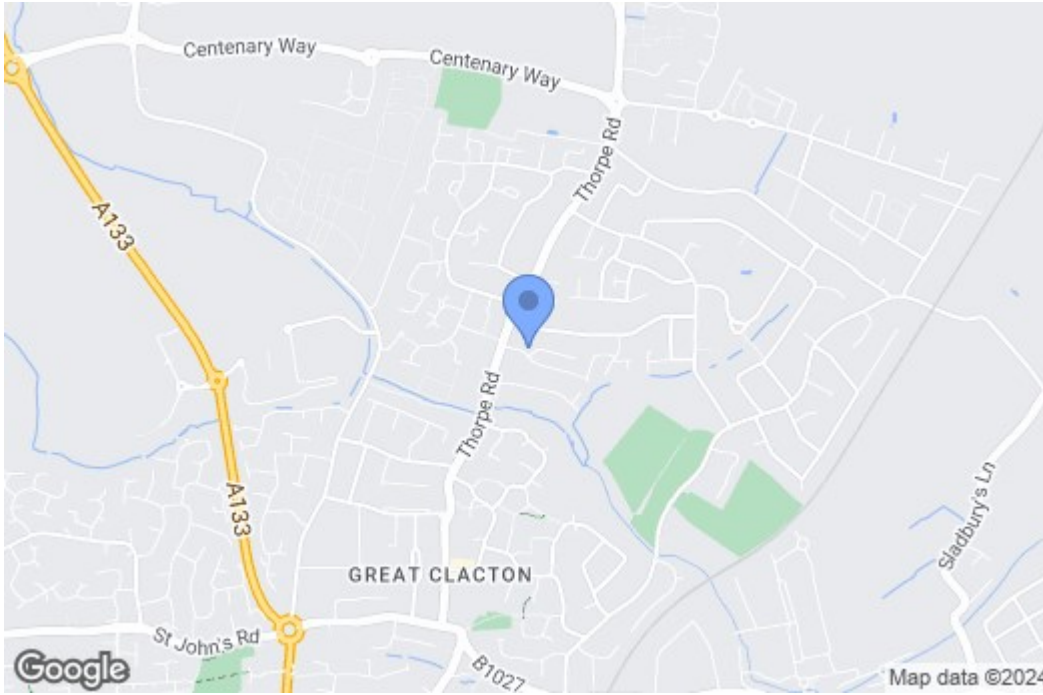
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

### Additional Information Clacton

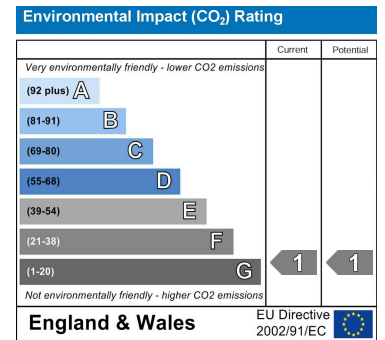
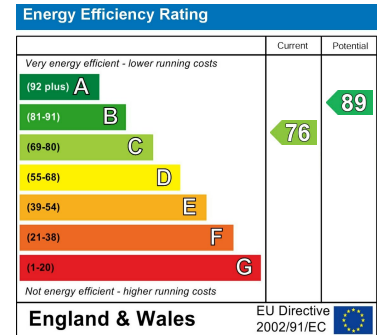
Council Tax Band: C  
Heating: Gas  
Seller's Position: Front  
Garden Facing: North



## Map

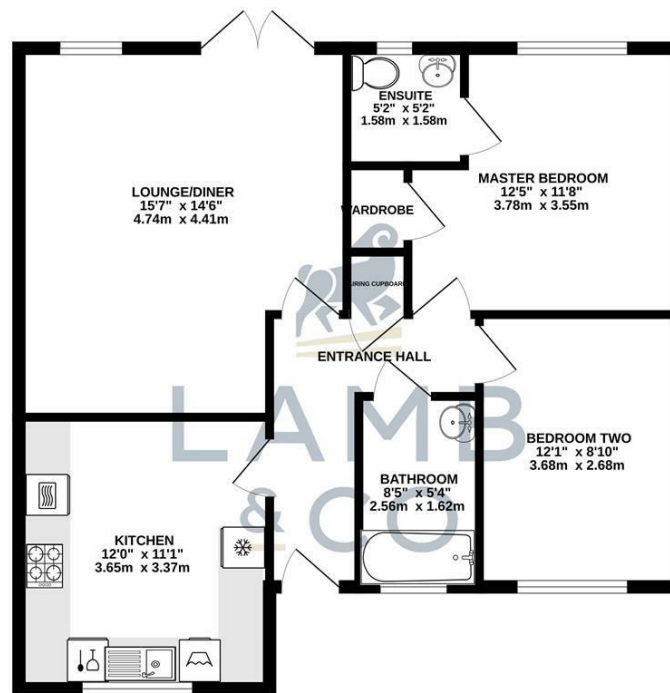


## EPC Graphs



## Floorplan

GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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