



LAMB & CO

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BRAMBLE WAY, GREAT CLACTON, CO15 4NW OFFERS IN EXCESS OF £315,000

An attractive detached bungalow situated on this sought after development in Great Clacton. With two double bedrooms, two bathrooms and is well presented through out, 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)

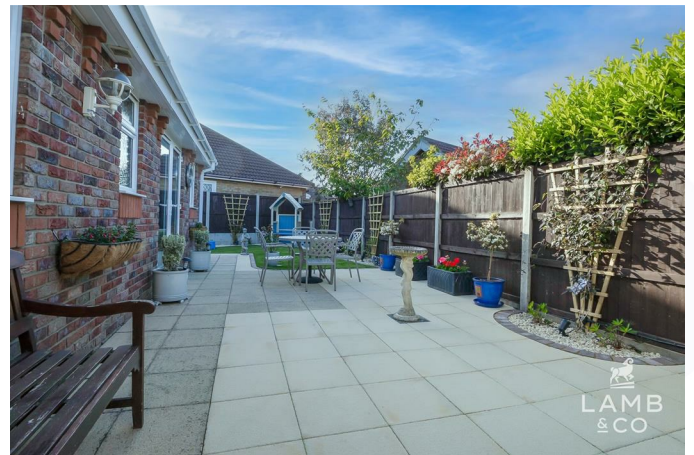


OUTSIDE

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

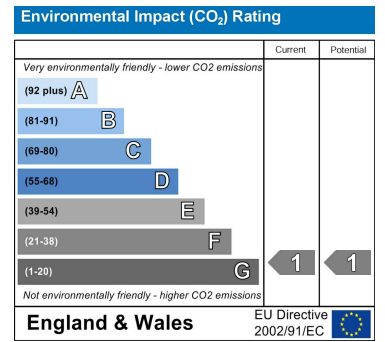
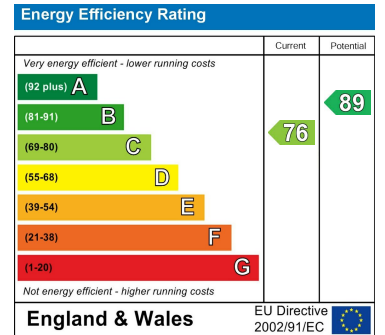
Council Tax Band: C
Heating: Gas
Seller's Position: Found
Garden Facing: North



Map

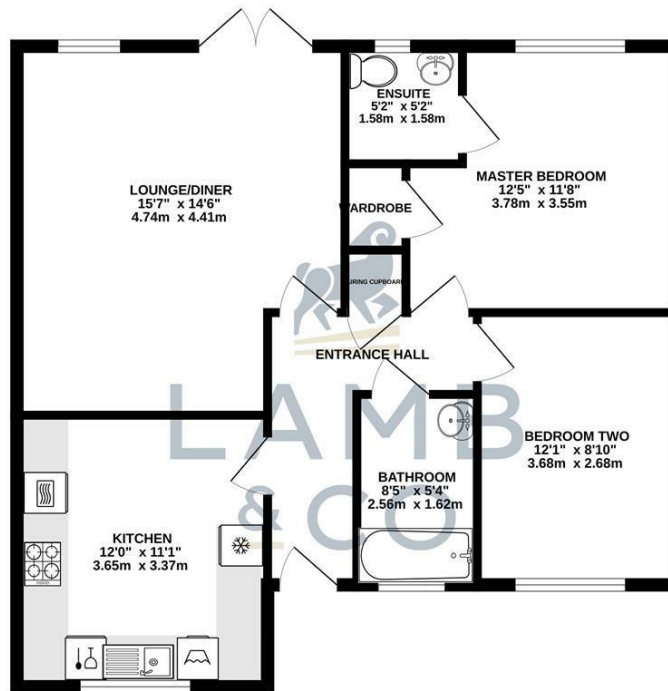


EPC Graphs



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 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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