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LEYS DRIVE, CLACTON-ON-SEA, CO16 9PA PRICE £350,000

Introducing this charming four bedroom chalet bungalow nestled in the heart of Little Clacton. Boasting a well-designed layout, the property offers a range of living spaces across two floors. On the ground floor, you'll find a cosy lounge area perfect for relaxation, a spacious dining room for entertaining guests, a fully equipped kitchen, a convenient utility room, and a modern bathroom. Additionally, the ground floor hosts bedroom one, complete with built-in storage solutions, as well as a second bedroom.

Ascending to the first floor, you'll discover two further bedrooms, providing ample accommodation for a growing family or visiting guests. Bedroom three and bedroom four offer comfortable living spaces, with the added convenience of an ensuite toilet in one of the rooms.

- Four Bedrooms
- Dining Room
- Little Clacton
- Utility Room
- No Onward Chain
- EPC-D

BEDROOM ONE

13'00" 10'11" (3.96m 3.33m)



KITCHEN

12'6" 10'9" (3.81m 3.28m)



BEDROOM TWO

12'1" 9'11" (3.68m 3.02m)



UTILITY ROOM

11'7" 7'2" (3.53m 2.18m)

LOUNGE

16'2" 12'2" (4.93m 3.71m)



BATHROOM

8'4" 5'5" (2.54m 1.65m)

DINING ROOM

15'1" 12'10" (4.60m 3.91m)



BEDROOM THREE

13'2" 10'8" (4.01m 3.25m)



BEDROOM FOUR

13'2" 8'6" (4.01m 2.59m)



W.C

7'11" 6'7" (2.41m 2.01m)

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

documentation once entering into negotiations for a property.

Additional Information Clacton

Council Tax Band: C

Heating: Gas

Seller's Position: No Onward Chain

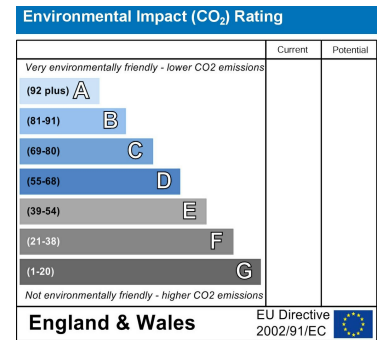
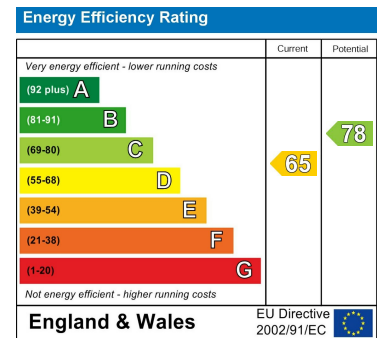
Garden Facing: West



Map

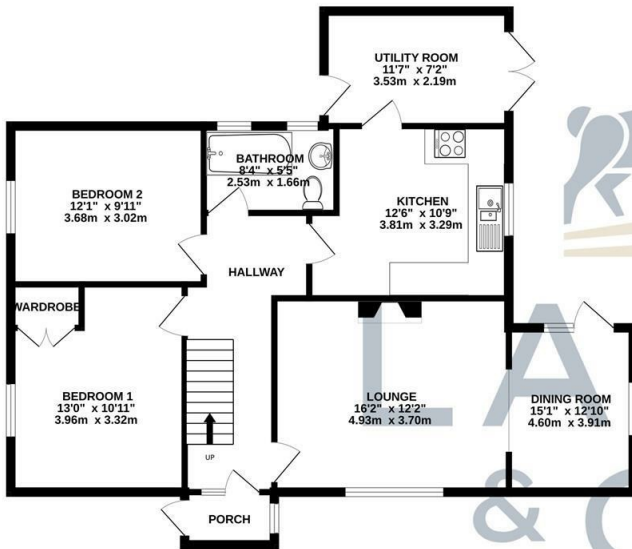


EPC Graphs

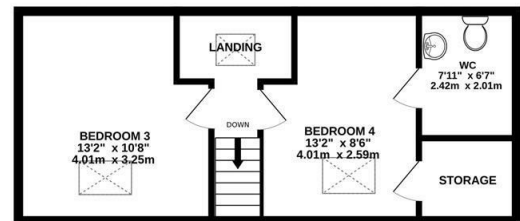


Floorplan

GROUND FLOOR
892 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 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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