



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



**BEMERTON GARDENS, FRINTON-ON-SEA, CO13 0QF**

**OIEO £240,000**

This charming two bedroom semi-detached bungalow located in Kirby, boasting a desirable feature of no onward chain. The property comes with a south-facing garden that offers picturesque views of nearby fields. Additional advantages include off-road parking and a garage.

- Two Bedrooms
- No Onward Chain
- Garage & Off Road Parking
- Field Views
- South Facing Garden
- EPC C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### HALLWAY

### BEDROOM TWO

10'9" x 8'6" (3.28m x 2.59m )

### BEDROOM ONE

12'6" x 12'5" (3.81m x 3.78m )



### LOUNGE

15'0" x 12'6" (4.57m x 3.81m )



### SHOWER ROOM

6'5" x 6'0" (1.96m x 1.83m )



### KITCHEN

10'9" x 9'9" (3.28m x 2.97m )



### LEAN TO

8'9" x 7'7" (2.67m x 2.31m )

## OUTSIDE



Council Tax Band: C

Heating: Gas

Seller's Position: No onward chain

Garden Facing: South

## OUTSIDE REAR



## 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.

## Agents Note Sales

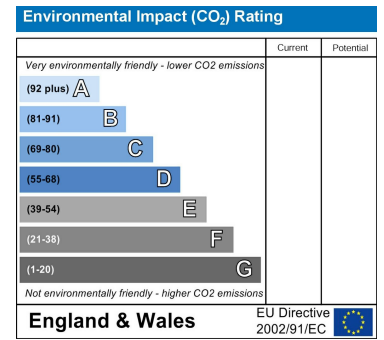
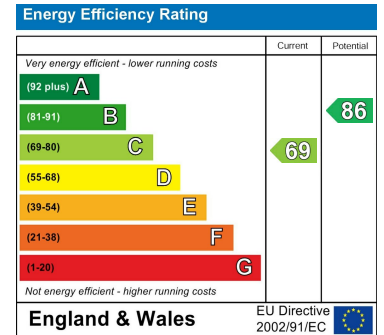
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## Additional Information Clacton

## Map

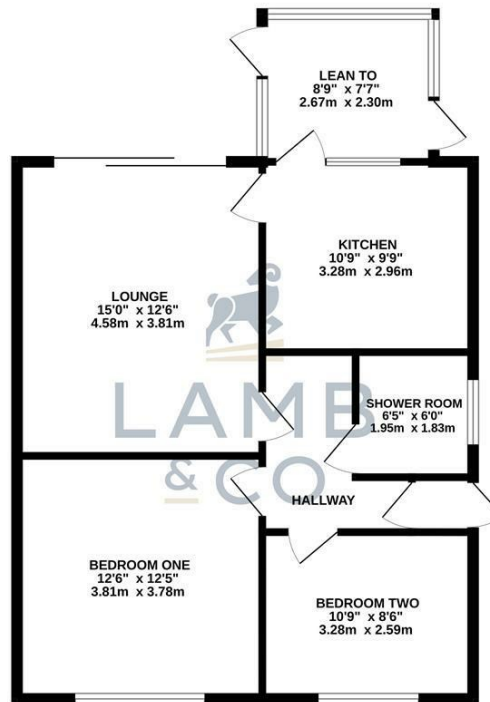


## EPC Graphs



## Floorplan

GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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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