



LAMB & CO

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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:

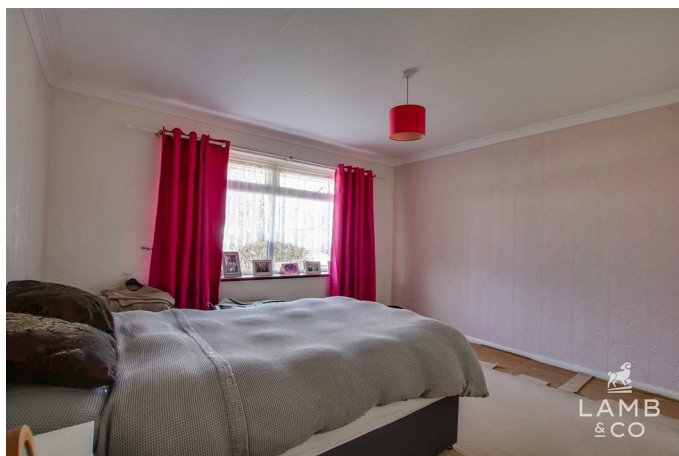
HALLWAY

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

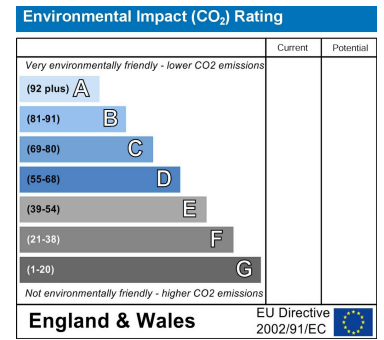
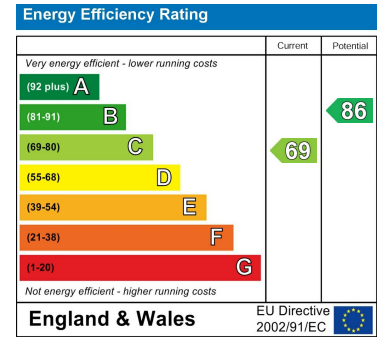
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Additional Information Clacton

Map

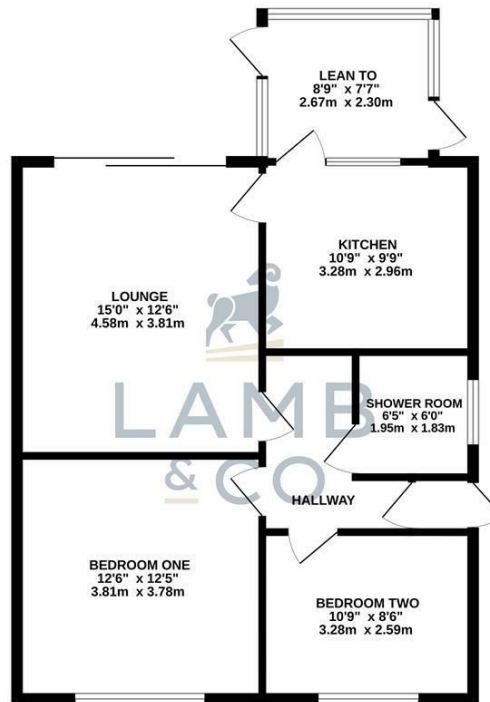


EPC Graphs



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.
Made with Metropix 12/24

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