



LAMB & CO

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Inspired by property, driven by passion.



CROME ROAD, CLACTON-ON-SEA, CO16 8YG

PRICE £220,000

Situated on the popular development locally known as 'Cann Hall' and located on a quiet cul-de-sac the bungalow is perfect for the quiet life. Boasting off-road parking, a garage, south facing garden and an conservatory. Sold with no onward chain.

- Two Bedrooms
- Off-Road parking & Garage
- South Facing Garden
- Conservatory
- Cul De Sac
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN

9'00" 7'3" (2.74m 2.21m)



LOUNGE

16'1" 10'9" (4.90m 3.28m)



BATHROOM

7'3" 7'3" (2.21m 2.21m)



BEDROOM ONE

12'00" 10'9" (3.66m 3.28m)



BEDROOM TWO

10'7" 9'8" (3.23m 2.95m)



CONSERVATORY

10'9" 9'8" (3.28m 2.95m)



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.

OUTSIDE



Additional Information Clacton

Council Tax Band: C

Heating: Gas

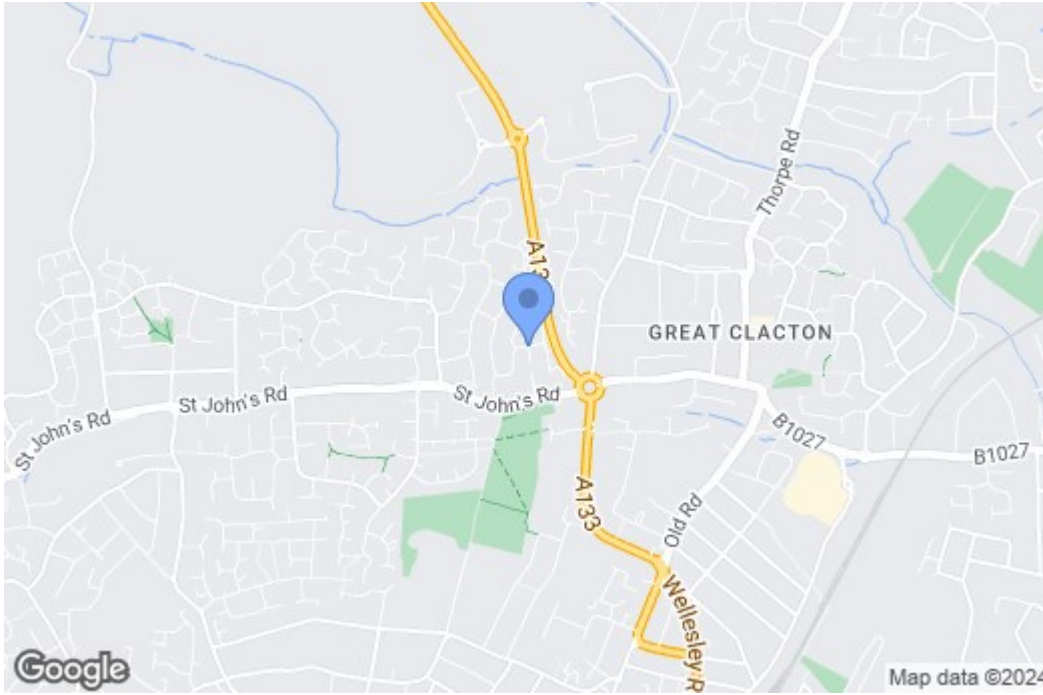
Seller's Position: No Onward Chain

Garden Facing: South

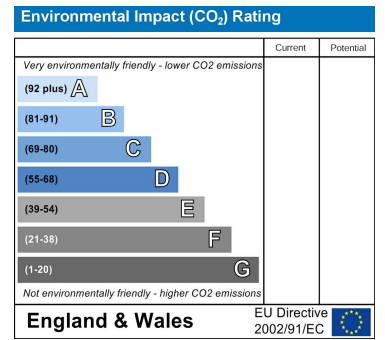
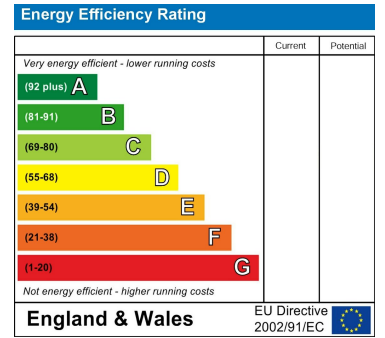
OUTSIDE REAR



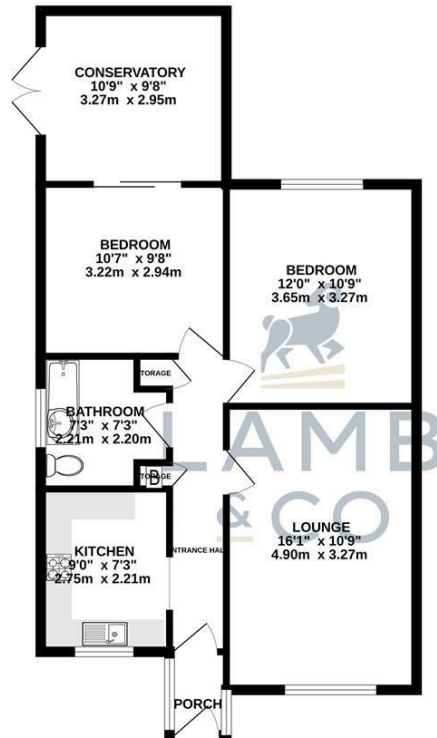
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 699 sq ft (64.9 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 is given as to their operability or efficiency can be given.
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