



LAMB & CO

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Inspired by property, driven by passion.



LEYS DRIVE, CLACTON-ON-SEA, CO16 9PA

OIEO £330,000

Occupying a corner plot in the sought after village of Little Clacton, this detached bungalow provides light and spacious living, and features a utility room, and three bedrooms. Externally, the property boasts a well-planned rear garden and driveway parking.

- Three Bedrooms
- Well Presented Throughout
- Corner Plot
- Off Road Parking
- Utility Room
- EPC-D

ENTRANCE HALLWAY

LOUNGE

27'6x6'11 (8.38m x 2.11m)



KITCHEN

8'8x12'10 (2.64m x 3.91m)



UTILITY ROOM

6'6x11'9 (1.98m x 3.58m)

LEAN TO

6'6x29'7 (1.98m x 9.02m)

BATHROOM

5'5x10'9 (1.65m x 3.28m)



BEDROOM ONE

15'11x13'4 (4.85m x 4.06m)



BEDROOM TWO

10'1x13'4 (3.07m x 4.06m)



BEDROOM THREE

14'8x14'3 (4.47m x 4.34m)



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

Council Tax Band: C

Heating: Electric

Seller's Position: No Onward Chain

Garden Facing: East

OUTSIDE



OUTSIDE REAR



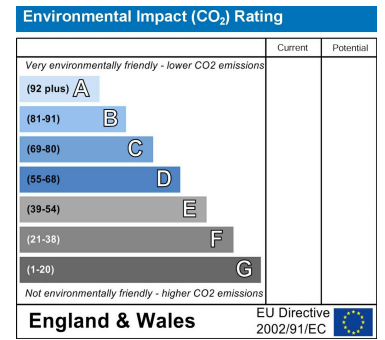
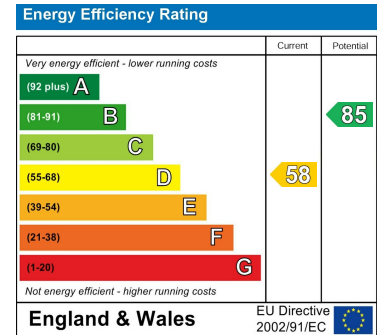
Agents Note Sales

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.

Map

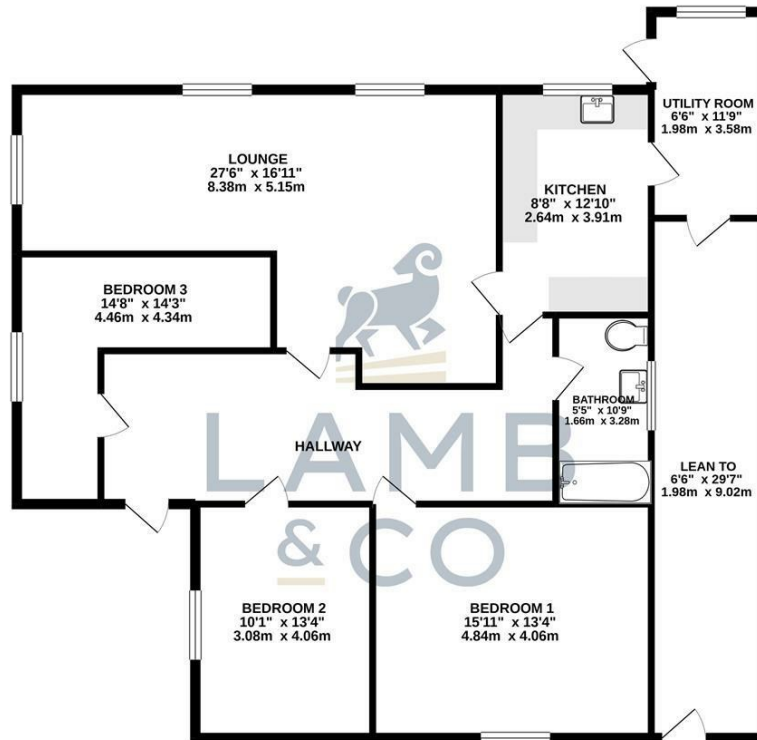


EPC Graphs



Floorplan

GROUND FLOOR
1468 sq.ft. (136.3 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.3 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 for 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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