



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



**CHILBURN ROAD, CLACTON-ON-SEA, CO15 4NY**

**PRICE £265,000**

Situated in Great Clacton this two-bedroom detached bungalow, boasting an immaculate presentation throughout. This property offers a delightful south-facing garden, Additionally, it features a conservatory, providing a tranquil space to relax and unwind. The converted garage adds versatility to the property, offering potential for various uses such as an extra living space, home office, or hobby room. With its appealing features and prime location, this bungalow presents an excellent opportunity for comfortable and convenient living.

- Two Bedrooms
- South Facing Garden
- Converted Garage
- No Onward Chain
- Conservatory
- EPC - D

## ENTRANCE HALL

## KITCHEN

11'00" 10'00" (3.35m 3.05m)



## BEDROOM TWO

10'2" 8'00" (3.10m 2.44m)



## BATHROOM

7'7" 6'4" (2.31m 1.93m)



## BEDROOM ONE

12'00" 11'3" (3.66m 3.43m)



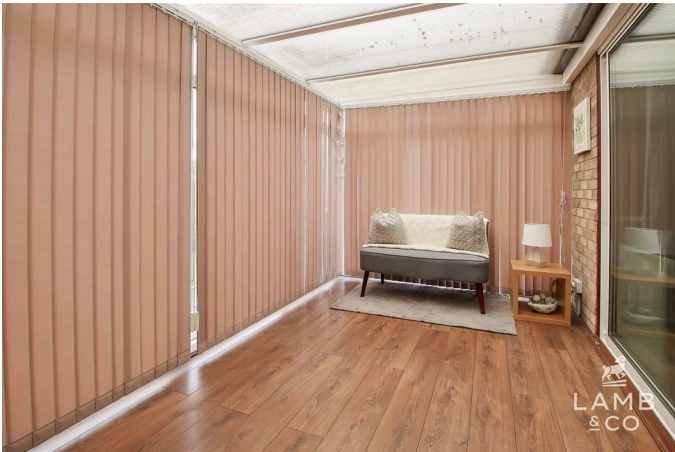
## LOUNGE

15'5" 12'00" (4.70m 3.66m)



## CONSERVATORY

14'00" 7'9" (4.27m 2.36m)



## OFFICE

17'8" 15'4" (5.38m 4.67m)



## 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

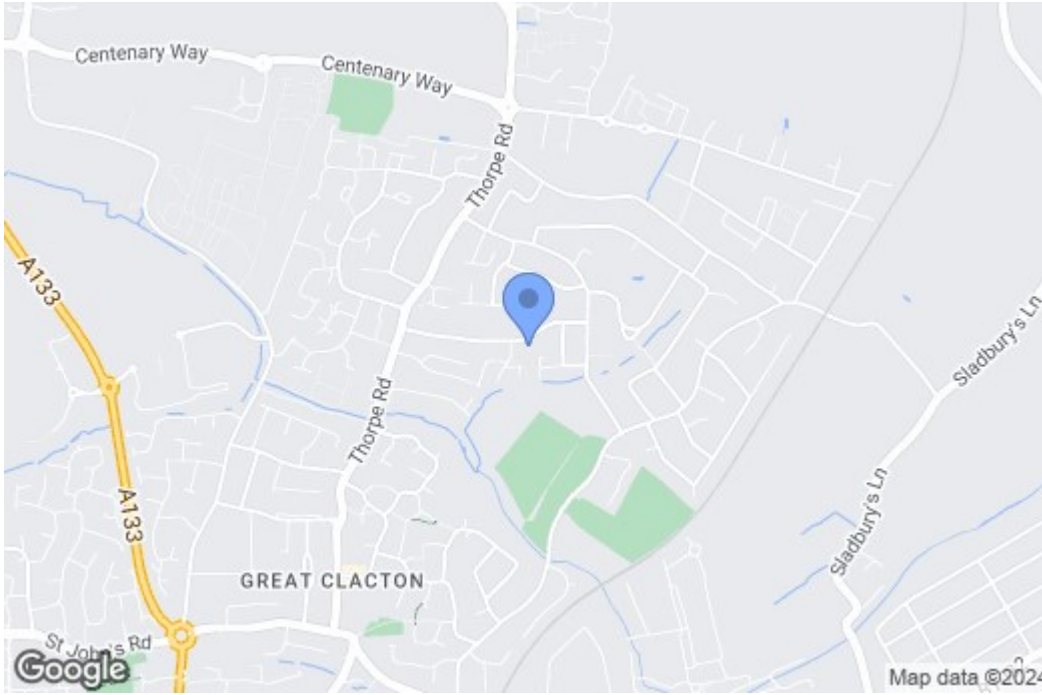
Council Tax Band: C

Heating: Gas

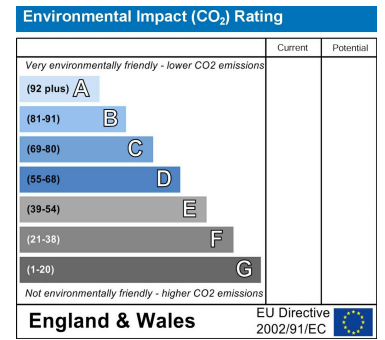
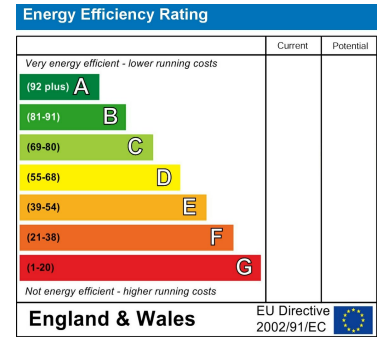
Seller's Position: No Onward Chain

Garden Facing: South

## Map

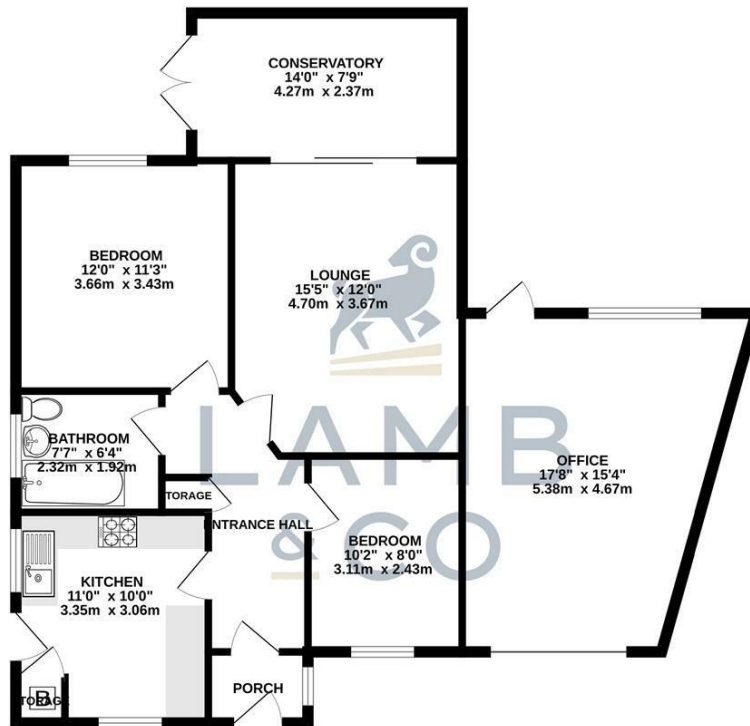


## EPC Graphs



## Floorplan

GROUND FLOOR  
988 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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