



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



MANFIELD GARDENS, CLACTON-ON-SEA, CO16 8QB

PRICE £220,000

This two bedroom semi detached bungalow situated in St Osyth village, is the perfect opportunity for buyers seeking a project with the convenience of off-road parking and no onward chain.

- Two Bedrooms
- In Need Of Some Modernisation
- St Osyth
- Off Road Parking
- No Onward Chain
- EPC - TBC



KITCHEN

14'10" 9'00" (4.52m 2.74m)



DINING AREA

10'5" 8'4" (3.18m 2.54m)



LOUNGE

16'7" 10'10" (5.05m 3.30m)



SHOWER ROOM

6'7" 5'6" (2.01m 1.68m)



BEDROOM ONE

11'3" 10'5" (3.43m 3.18m)



BEDROOM TWO

10'5" 8'11" (3.18m 2.72m)



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

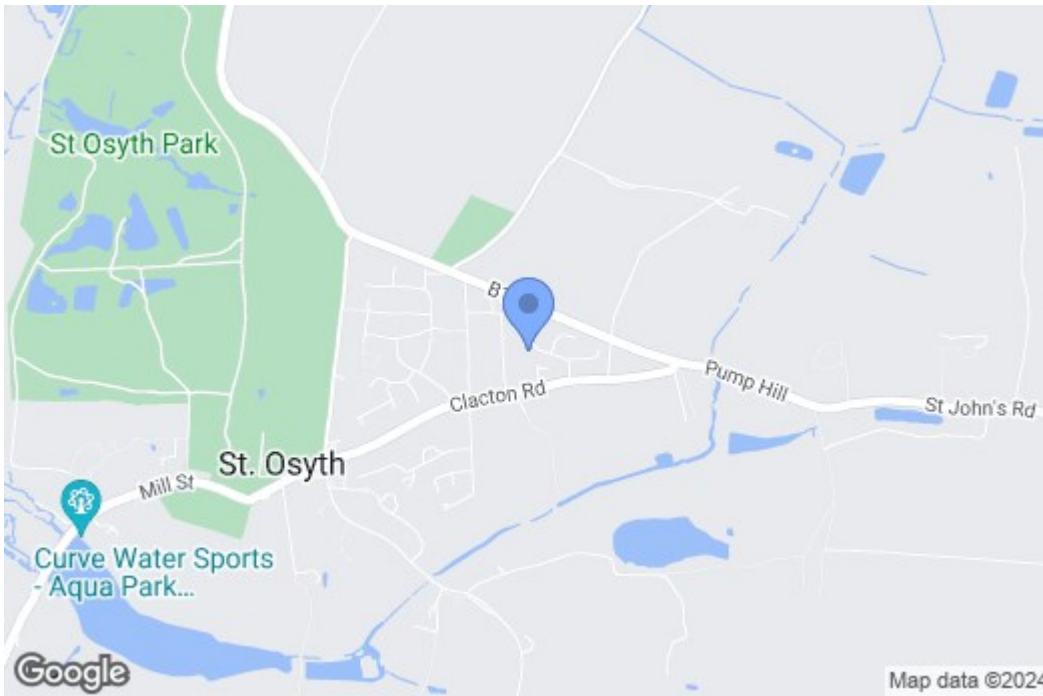
Seller's Position: No Onward Chain

Garden Facing: West

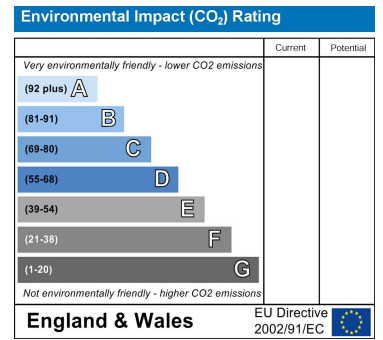
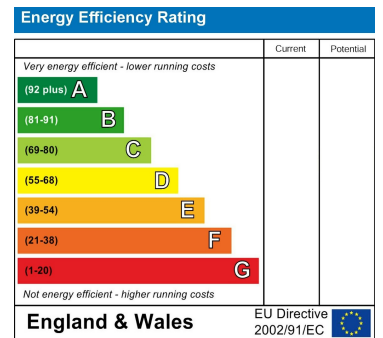
OUTSIDE REAR



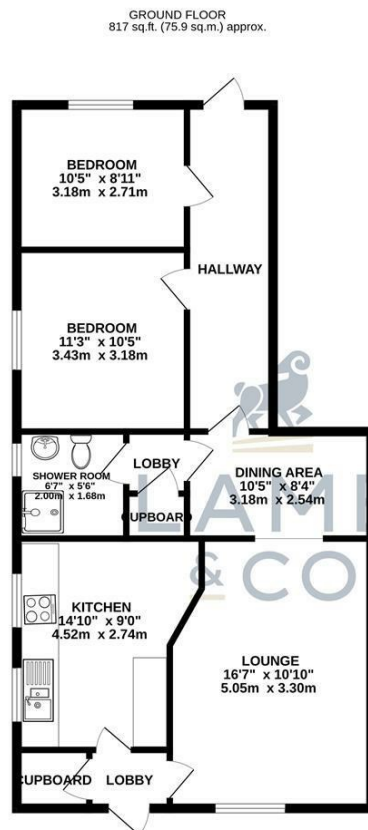
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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 to suit 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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