



LAMB & CO

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Inspired by property, driven by passion.



BURRS ROAD, CLACTON-ON-SEA, CO15 4LN GUIDE PRICE £275,000

Guide Price £275,000 - £300,000. This delightful two-bedroom detached bungalow is now available for sale in the sought-after area of Great Clacton. Conveniently situated, the property boasts a range of features including off-road parking, garage and rear access to the property. Additionally, the property has ample living space throughout, with two well-proportioned bedrooms.

- Two Bedrooms
- No Onward Chain
- Great Clacton
- Utility Room
- Garage To Rear
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

15'7" 11'00" (4.75m 3.35m)



BEDROOM ONE

14'7" 10'9" (4.45m 3.28m)



BEDROOM TWO

12'6" 10'10" (3.81m 3.30m)



SHOWER ROOM

8'00" 5'1" (2.44m 1.55m)



KITCHEN/DINING ROOM

18'2" 11'00" (5.54m 3.35m)



UTILITY ROOM

7'8" 4'4" (2.34m 1.32m)



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

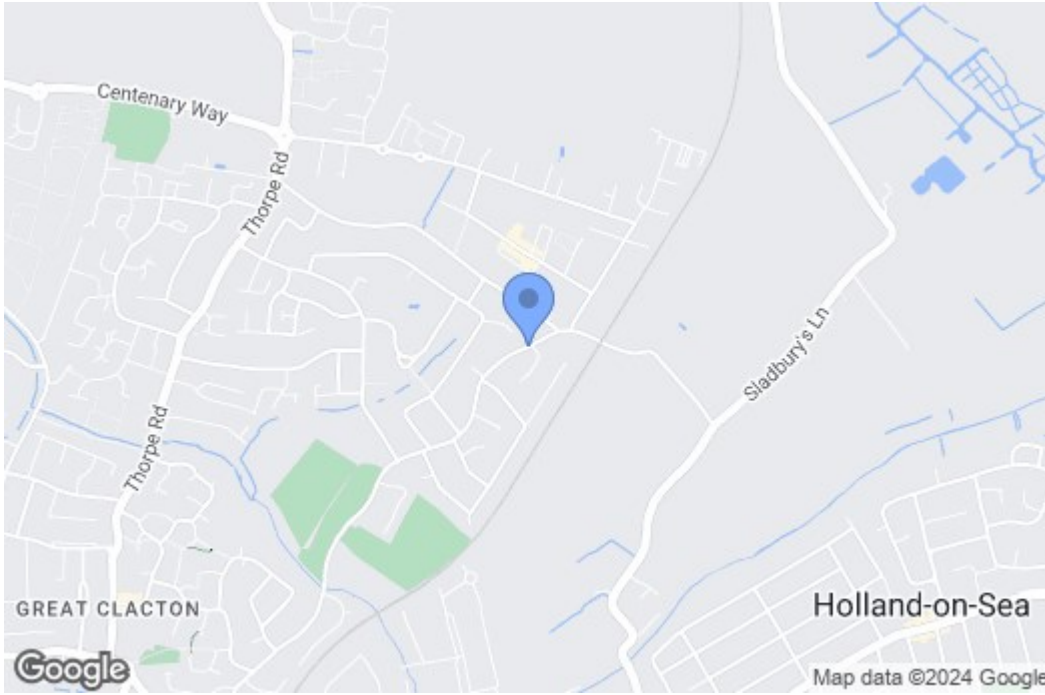
Council Tax Band: B

Heating: Gas

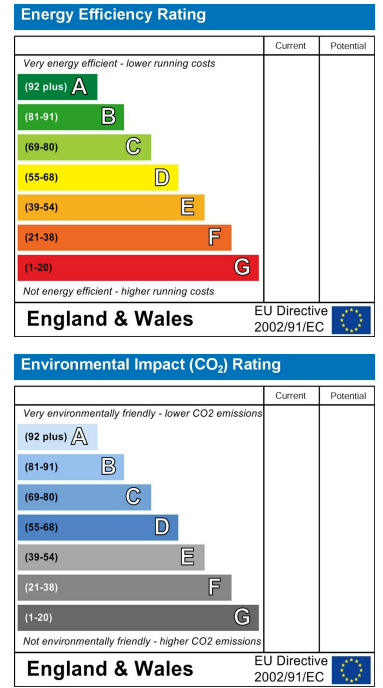
Seller's Position: No Onward Chain

Garden Facing: West

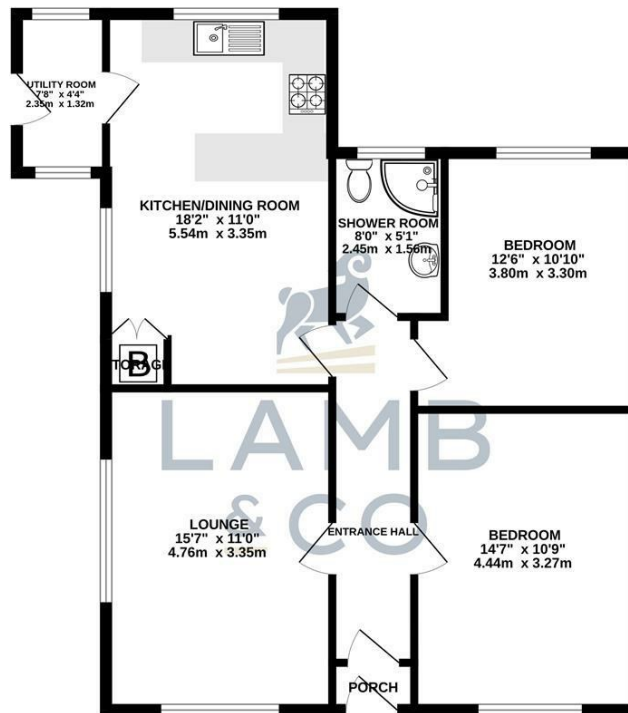
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 802 sq.ft. (74.5 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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