



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## AMERELLS ROAD, LITTLE CLACTON, CO16 9HA PRICE £385,000

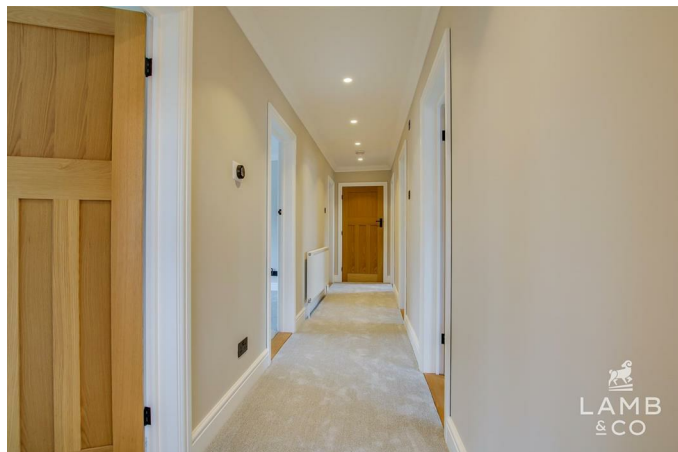
This impressive bungalow exudes luxury, having undergone a comprehensive refurbishment including new central heating system, re-wire and a complete remodel you can move straight in without lifting a finger! Located in a sought after no-through road in the village of Little Clacton which offers the best of town and country along with convenient access to the A133. The stylish kitchen features a breakfast bar, with a separate utility area for added convenience, and the log burner in the living room is ideal for those cosy evenings. Externally, the property boasts a South Easterly facing rear garden, and a generous driveway providing parking for several vehicles.

- Three Bedrooms
- No Onward Chain
- Fully Refurbished
- Driveway Parking
- Utility Area
- EPC D
- Oak Doors Throughout
- Brand New Electrics & Boiler

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



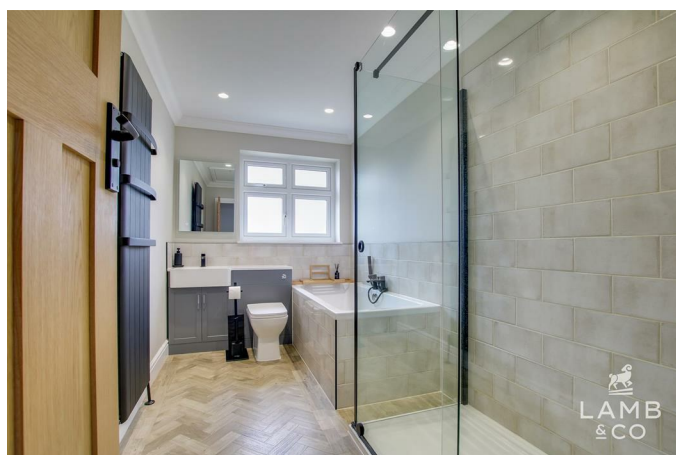
### LIVING ROOM

16'0" x 12'0" (4.88m x 3.66m)



### BATHROOM

12'0" x 6'7" (3.66m x 2.01m)



### KITCHEN/BREAKFAST ROOM

12'0" x 11'0" (3.66m x 3.35m)



### UTILITY

3'10" x 3'10" (1.17m x 1.17m )



## BEDROOM ONE

112'0" x 11'10" (34.14m x 3.61m )



## BEDROOM TWO

11'10" x 10'10" (3.61m x 3.30m )



## BEDROOM THREE

11'10" x 8'6" (3.61m x 2.59m )



## OUTSIDE FRONT



## GARDEN



## Additional Information Clacton

Council Tax Band: C

Heating: Gas Central

Seller's Position: No Onward Chain

Garden Facing: South East

## 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

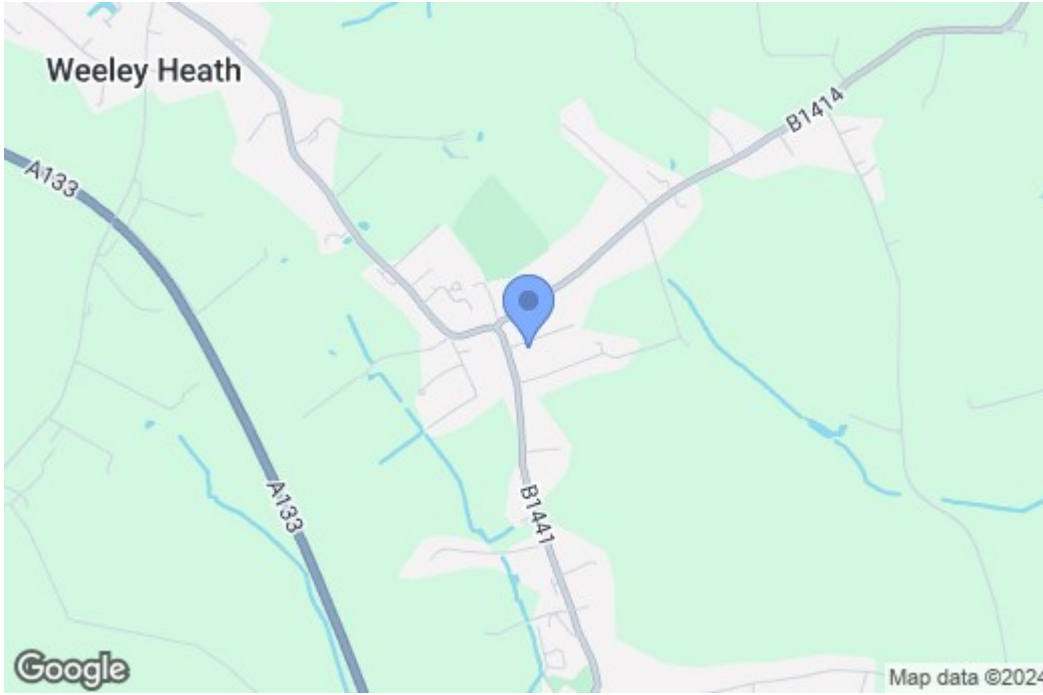
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective

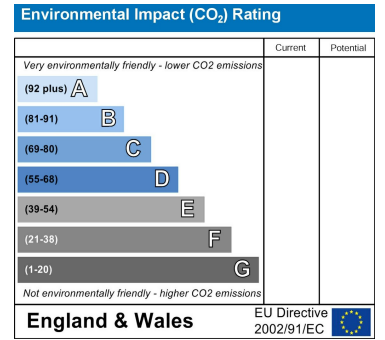
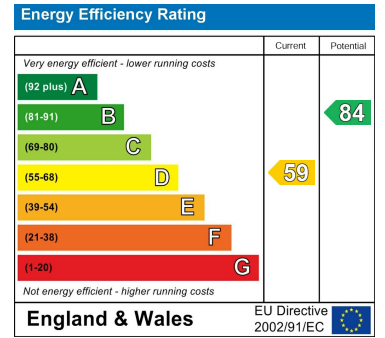
purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



## Map

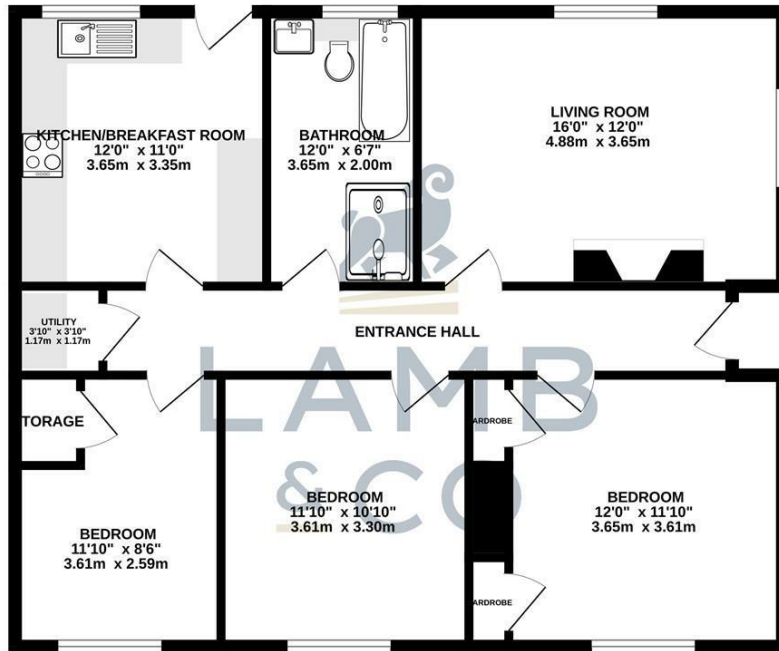


## EPC Graphs



## Floorplan

GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA - 904 sq.ft. (84.0 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 as to their operability or efficiency can be given.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.