



LAMB & CO

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



WHITEGATES COURT, LITTLE CLACTON, CO16 9FD

GUIDE PRICE £400,000

** GUIDE PRICE £400,000 - £425,000 ** Built in 2020, this immaculate bungalow offers modern comfort and tranquillity. The generous rear garden, complete with stunning field views, provides the perfect space to relax and unwind, and the master bedroom boasts fitted wardrobes and an en suite. Off-road parking for multiple vehicles adds to the convenience of the property.

- Three Bedrooms
- Off Road Parking
- Field Views
- Ensuite to Master Bedroom
- Well Presented
- EPC B



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM TWO

11'6" x 9'11" (3.51m x 3.02m)



BEDROOM ONE

14'7" x 11'6" (4.45m x 3.51m)



ENSUITE



BATHROOM

10'9" x 5'10" (3.28m x 1.78m)



KITCHEN

16'2" x 10'9" (4.93m x 3.28m)



OUTSIDE FRONT



LOUNGE

13'9" x 10'8" (4.19m x 3.25m)



OUTSIDE REAR



BEDROOM THREE

10'10" x 9'4" (3.30m x 2.84m)



FIELD VIEW



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.

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.

Additional Information

Council Tax Band: D

Heating: Gas

Seller's Position: Needs to find

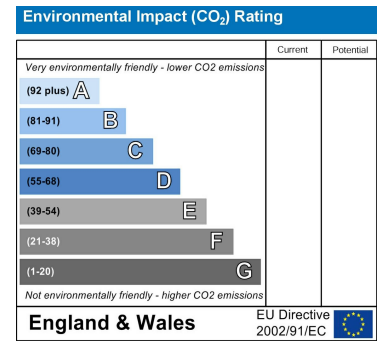
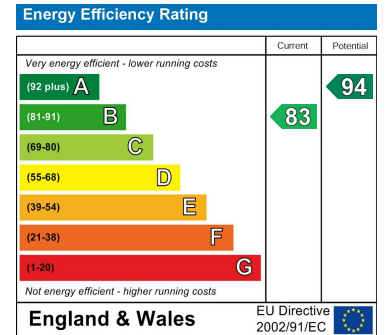
Garden Facing: East



Map

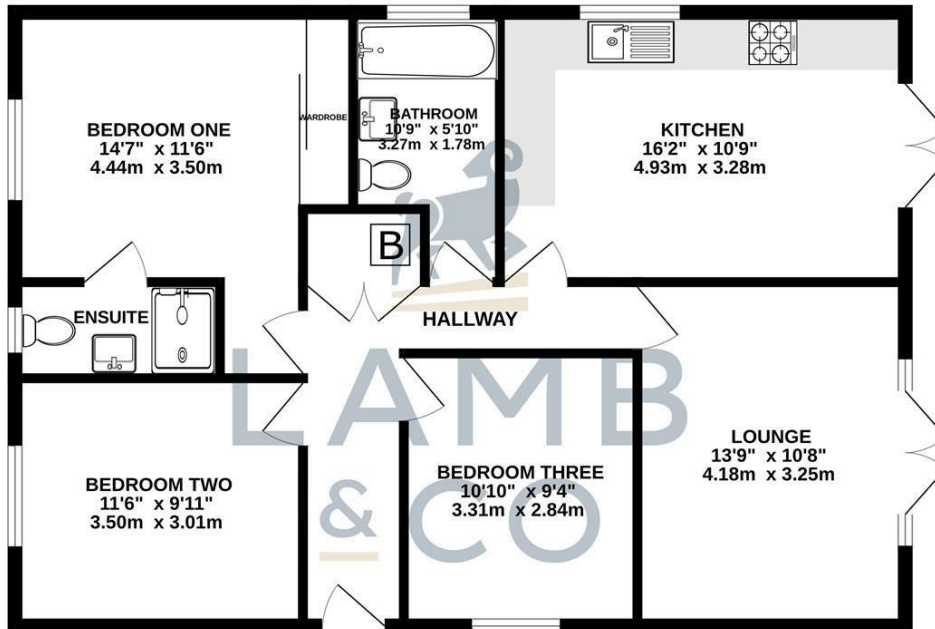


EPC Graphs



Floorplan

GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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.