



LAMB & CO

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Inspired by property, driven by passion.



## ST. THOMAS CLOSE, COLCHESTER, CO4 0JD

GUIDE PRICE £390,000

Guide Price £390,000 - £410,000. This charming three-bedroom detached bungalow in Colchester offers spacious living areas and the added bonus of a conservatory. With its detached status, the property ensures privacy and tranquillity, while its convenient location in Colchester provides easy access to local amenities and transport links. Don't miss out on the opportunity to make this lovely bungalow your new home.

- Three Bedrooms
- Off Road Parking & Garage
- Conservatory
- Private Garden
- Cul-De-Sac
- EPC - D



## ENTRANCE HALL

## BEDROOM THREE

10'6" 8'00" (3.20m 2.44m)



## BEDROOM ONE

12'00" 11'7" (3.66m 3.53m)



## LOUNGE

15'8" 12'00" (4.78m 3.66m)



## CONSERVATORY

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



## BATHROOM

12'00" 7'5" (3.66m 2.26m)





## KITCHEN/DINING ROOM

14'8" 12'00" (4.47m 3.66m)



## BEDROOM TWO

12'00" 10'8" (3.66m 3.25m)



## 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: D

Heating: Gas

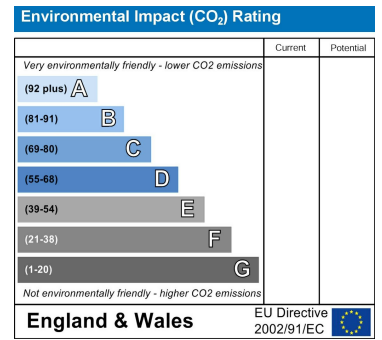
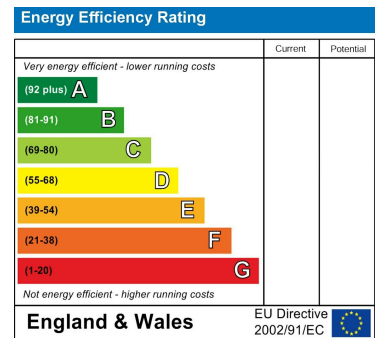
Seller's Position: Needs To Find

Garden Facing: East

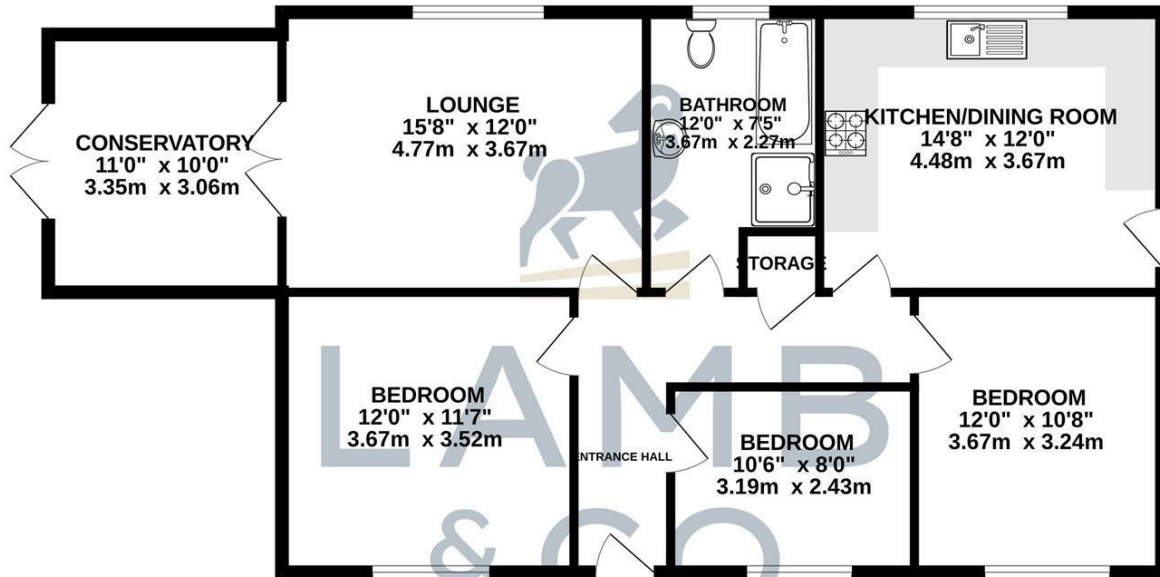
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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.  
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