



LAMB & CO

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Inspired by property, driven by passion.



HIGH STREET, CLACTON-ON-SEA, CO16 0EA

PRICE £375,000

The best of both modern luxury and convenience! 'The Hideaway' is a brand new bungalow built by reputable developer Bocking Homes, located just off Thorpe-le-Soken High Street, which is well served with local amenities including a Tesco Express, multiple pubs & restaurants. The bungalow offers stunning open plan living with vaulted ceilings and bifolding doors looking over a good-sized, private garden as well as two double bedrooms and a four piece bathroom with bath and separate shower enclosure. Built with energy efficiency in mind, there is underfloor heating throughout powered via air source heat pump to ensure low running costs.

- Two Double Bedrooms
- Four Piece Bathroom
- Ready to Move in!
- Open plan Living
- Luxury Finish
- High Spec Kitchen with Appliances and Stone Worktops
- Ample Parking & Car Port
- EPC TBC



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LIVING/KITCHEN/DINING AREA

22'10 x 22'3 max (6.96m x 6.78m max)



KITCHEN AREA

BEDROOM ONE

14'8 x 11'7 (4.47m x 3.53m)



BEDROOM TWO

13'10 x 7'6 (4.22m x 2.29m)



BATHROOM

7'9 x 6'3 (2.36m x 1.91m)



OUTSIDE

FRONT



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.

CAR PORT



REAR



Additional Information

Council Tax Band: TBC

Heating: Air source heat pump

Seller's Position: New build - no onward chain

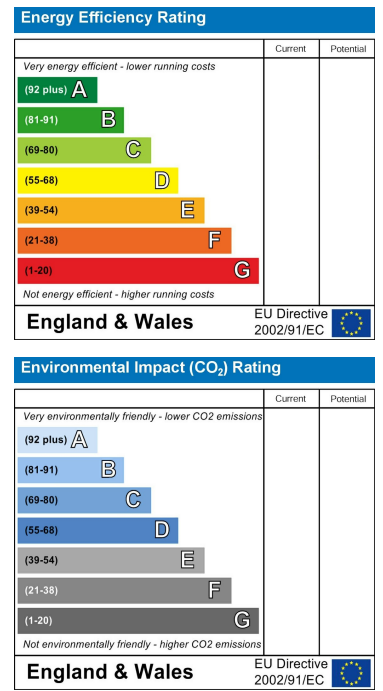
Garden Facing: South East

Warranty: 10 Year ICW Structural Warranty

Map

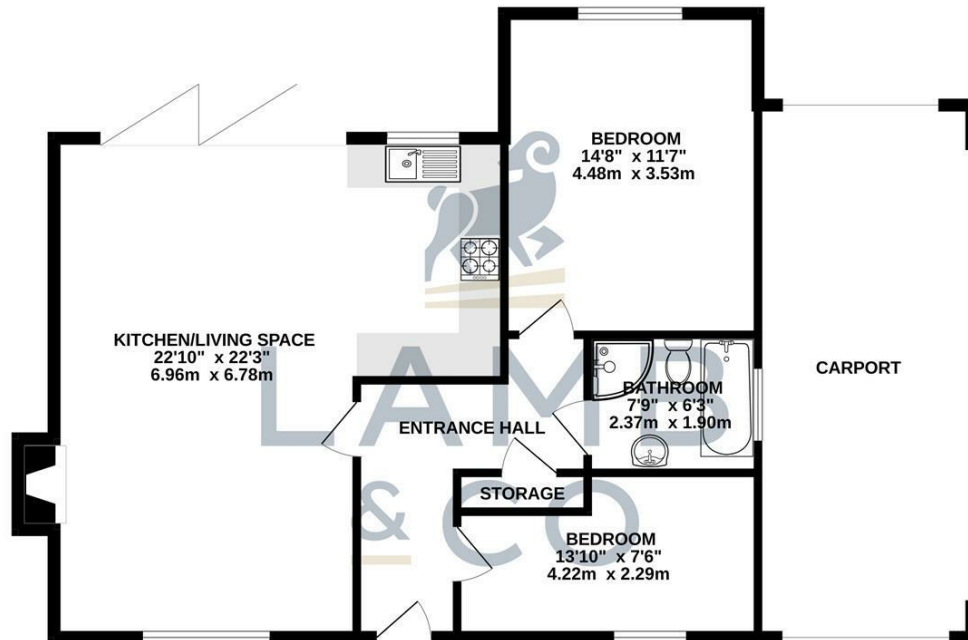


EPC Graphs



Floorplan

GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828sq.ft. (76.9 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 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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