



LAMB & CO

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Inspired by property, driven by passion.



## ROSE CRESCENT, CLACTON-ON-SEA, CO15 4NQ OFFERS IN EXCESS OF £300,000

Nestled in the charming Great Clacton area, this cozy two-bedroom linked detached bungalow offers a delightful living experience with "NO ONWARD CHAIN". The master bedroom features the added convenience of an en suite bathroom, providing a private retreat within the home. A bright and airy conservatory extends the living space, perfect for relaxation and enjoying the garden views. This bungalow combines comfort, convenience, and charm, making it an ideal choice for those seeking a serene lifestyle in a desirable area.

- TWO BEDROOMS
- GARAGE
- MASTER BEDROOM EN SUITE
- CONSERVATORY
- CUL DE SAC LOCATION
- EPC-C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### HALLWAY



### KITCHEN

12'x11' (3.66m x 3.35m)



### LOUNGE

15'5" x 14'5" (4.70m x 4.39m)



### MASTER BEDROOM

12'7" x 12' (3.84m x 3.66m)



### EN-SUITE

5'6" x 5'2" (1.68m x 1.57m)



## BEDROOM TWO

12'1" x 8'6" (3.68m x 2.59m)



## BATHROOM

8'4" x 5'4" (2.54m x 1.63m)



## CONSERVATORY

14'3" x 8' (4.34m x 2.44m)



## OUTSIDE FRONT



## 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

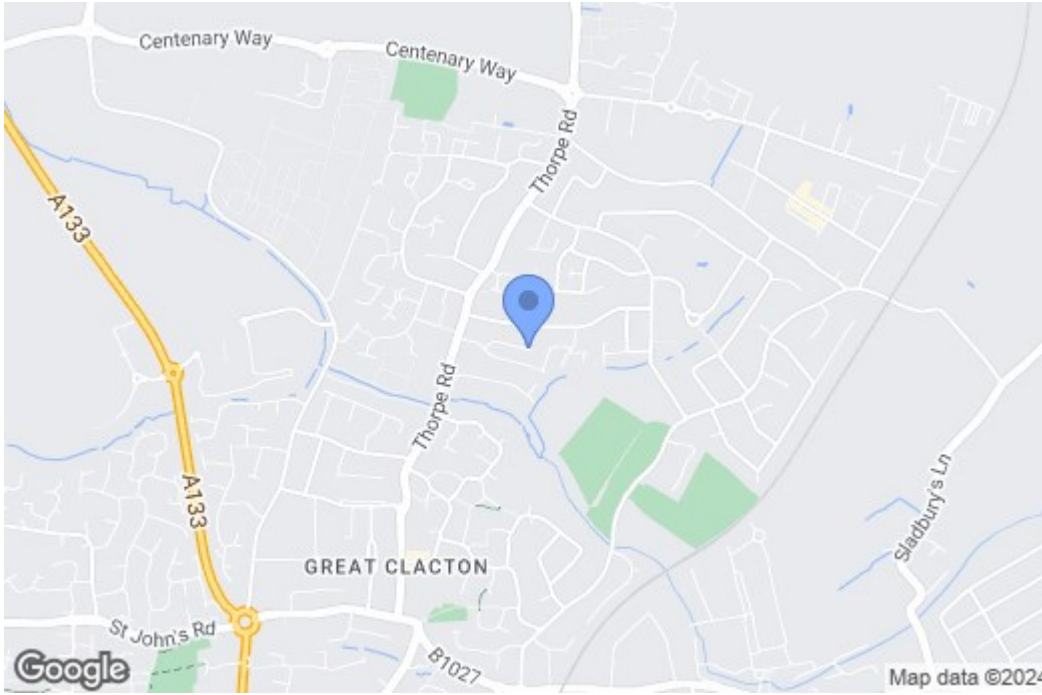
Council Tax Band: C

Heating: Gas Central

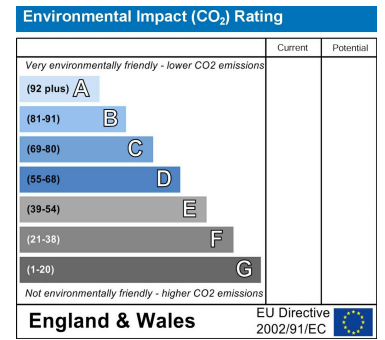
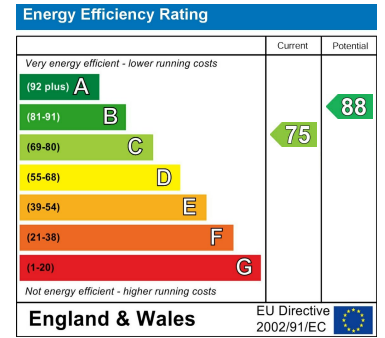
Seller's Position: No onward chain

Garden Facing: North East

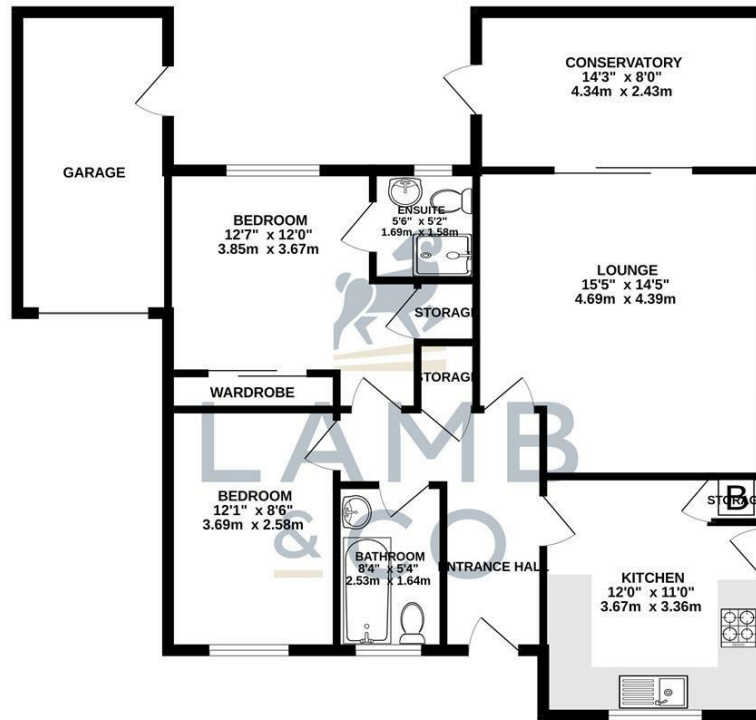
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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