



LAMB & CO

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Inspired by property, driven by passion.



## CROSSWAYS, CLACTON-ON-SEA, CO15 2NG PRICE £275,000

This charming two-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property features spacious living areas, a modern kitchen, and well-appointed bedrooms. With off-road parking and a garage, parking is never a concern. The highlight of this bungalow is the breath-taking views of the surrounding fields, providing a serene and picturesque setting.

- Two Bedrooms
- Field Views
- Conservatory
- Off Road Parking & Garage
- Well Presented
- EPC - TBC

## ENTRANCE HALL

## BEDROOM ONE

10'00" 9'8" (3.05m 2.95m)



## BEDROOM TWO

9'8" 8'00" (2.95m 2.44m)



## BATHROOM

7'5" 5'7" (2.26m 1.70m)



## LOUNGE

13'00" 10'10" (3.96m 3.30m)



## KITCHEN

13'00" 7'5" (3.96m 2.26m)



## CONSERVATORY

17'00" 9'7" (5.18m 2.92m)



## 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 Info

Council Tax Band: C

Heating: Gas Gas

Services: Mains

Broadband: Superfast

Mobile Coverage: EE, O2 - Likely. Vodaphone, Three, -Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

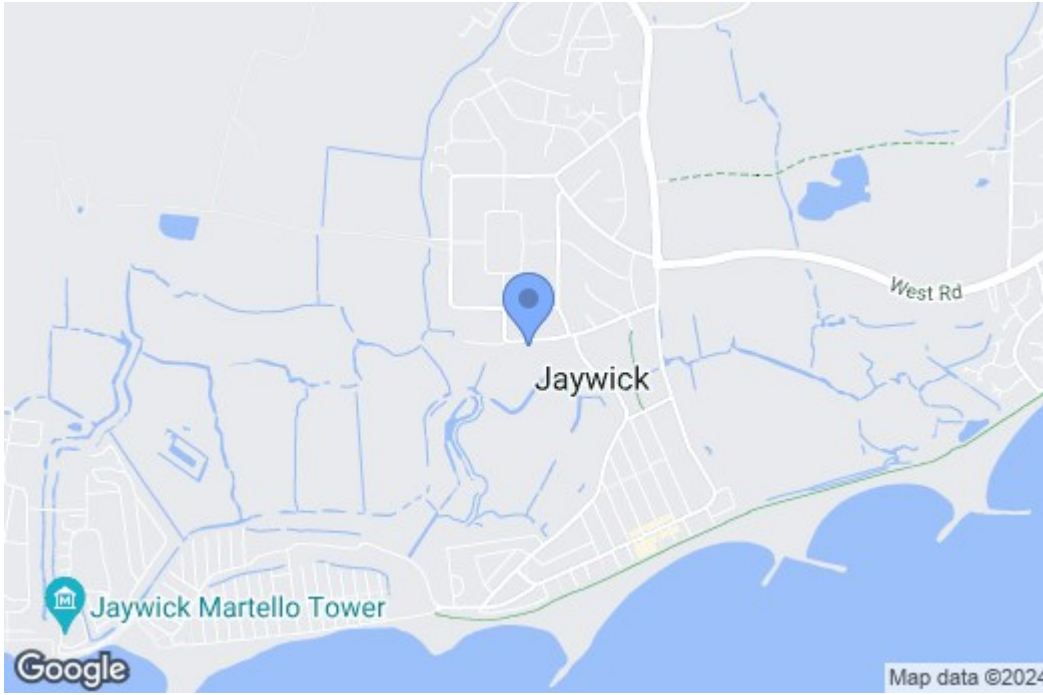
Flood Risk: Low Risk

Additional Charges: No

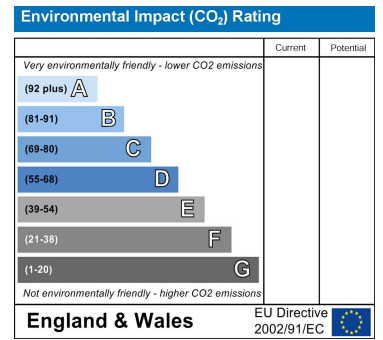
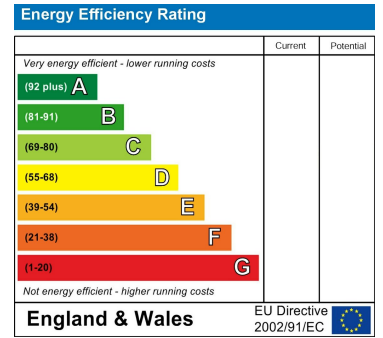
Seller's Position: Has Found Onward

Garden Facing: South

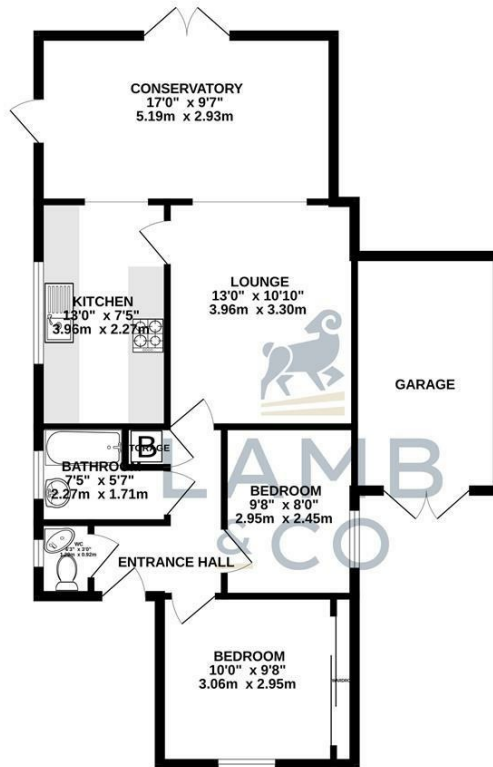
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 890 sq.ft. (74.3 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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