



LAMB & CO

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Inspired by property, driven by passion.



ST. OSYTH ROAD EAST, CLACTON-ON-SEA, CO16 9NZ

PRICE £350,000

This charming three-bedroom bungalow, located in the desirable area of Little Clacton, offers a well-presented living space, a modern kitchen, and a well-maintained garden, making it an ideal choice for families or those looking to downsize. Its convenient location provides easy access to local amenities and transport links, ensuring a comfortable and hassle-free lifestyle. Sold with no onward chain.

- Three Bedrooms
- Little Clacton
- No Onward Chain
- Off Road Parking & Garage
- En Suite
- EPC - G

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

14'00" 13'4" (4.27m 4.06m)



BEDROOM THREE

12'4" 12'00" (3.76m 3.66m)



BEDROOM TWO

14'00" 12'00 (4.27m 3.66m)



KITCHEN

13'00" 10'9" (3.96m 3.28m)



BATHROOM

6'9" 5'8" (2.06m 1.73m)

BEDROOM ONE

18'4" 15'4" (5.59m 4.67m)



EN SUITE

7'7" 3'00" (2.31m 0.91m)

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

Services: Mains

Broadband: EE, Three, O2, Vodaphone - Limited

Mobile Coverage: Ultrafast

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: No

Additional Charges: No

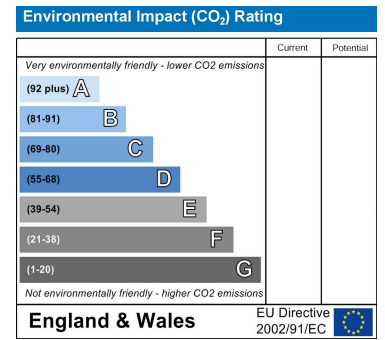
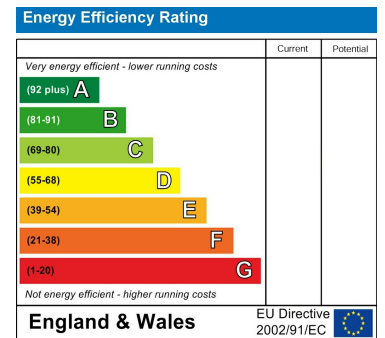
Seller's Position: No Onward Chain

Garden Facing: North

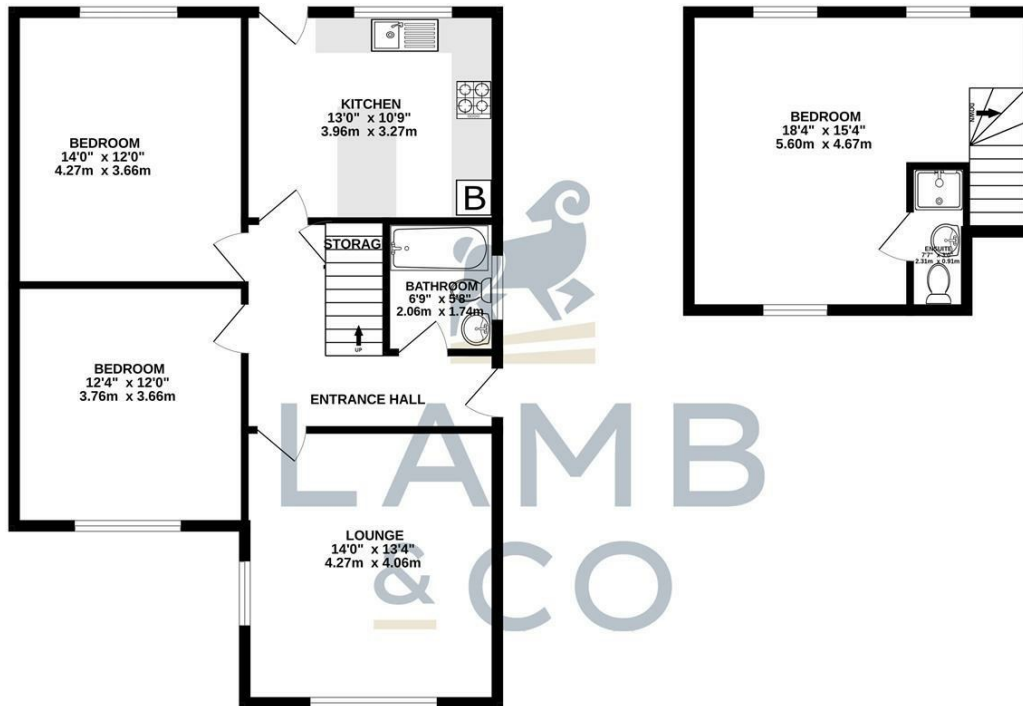
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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.
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