



LAMB & CO

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Inspired by property, driven by passion.



FOOTS FARM LANE, GREAT CLACTON, CO15 4BN GUIDE PRICE £360,000

**** GUIDE PRICE £360,000 - £375,000 **** Situated in a quiet, private turning in the popular Great Clacton area, this modern detached bungalow built in 2019 and benefiting from the balance of a 10 year BuildZone warranty. The current owners have also added a large conservatory extension adding additional living space as well as creating a 'maintenance free' rear garden.

- Three Bedrooms
- Private Cul-De-Sac
- Great Clacton
- Built 2019
- Low Maintenance Garden
- En Suite to Master
- Large Conservatory Extension
- EPC B
- 5 Years NHBC Warranty Remaining

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

13'5 x 12' (4.09m x 3.66m)



CONSERVATORY

22' x 12'10 (6.71m x 3.91m)



KITCHEN/DINER

17'6 x 11'5 (5.33m x 3.48m)



SHOWER ROOM

7'3 x 5'7 (2.21m x 1.70m)



BEDROOM ONE

13' x 10'9 (3.96m x 3.28m)



BEDROOM THREE

10' x 9'4 (3.05m x 2.84m)



EN-SUITE

9'5 x 3'6 (2.87m x 1.07m)



OUTSIDE

FRONT



BEDROOM TWO

11'3 x 9'9 (3.43m x 2.97m)



REAR

35' x 40' (10.67m x 12.19m)



identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

Council Tax Band: D

Heating: Gas central heating

Services: Mains electricity, gas, water & sewer

Broadband: Ultrafast (up to 1100mbps)

Mobile Coverage: Indoor - EE: Likely, O2, Vodafone, Three: Limited | Outdoor - All likely

Construction: Cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Surface water - Low | Rivers & Sea - Very low

Additional Charges: Annual estate charge - £410

Seller's Position: Purchasing onwards

Garden Facing: North

Warranty: BuildZone new home warranty (approximately 5 years remaining)

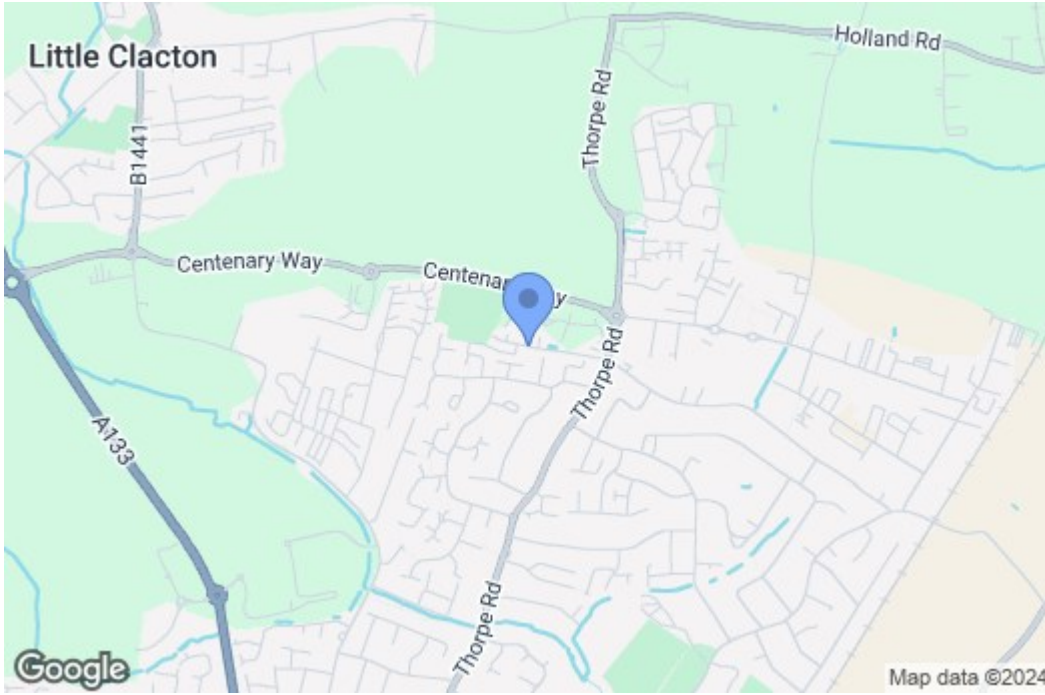
Agents Note Sales

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.

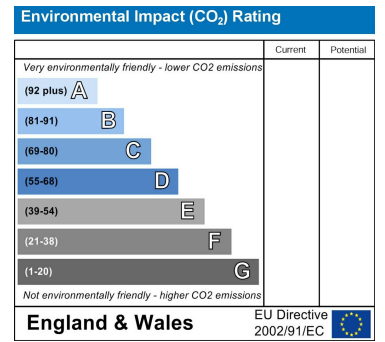
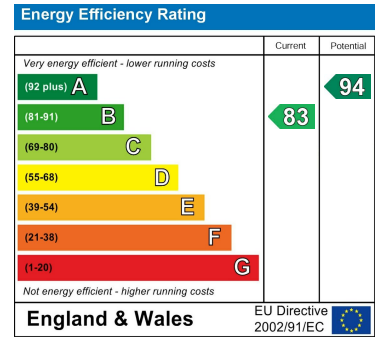
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic

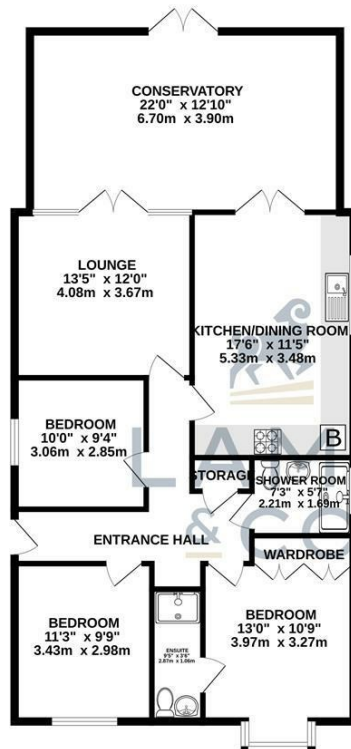
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1168 sq ft (108.5 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 is given as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.