



LAMB & CO

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## CHILBURN ROAD, GREAT CLACTON, CO15 4NY

PRICE £369,950

This well-presented three-bedroom detached bungalow is set in a quiet, non-estate location. It offers a private, south-facing rear garden that's not overlooked, a generous main bedroom with en-suite and dressing room, and a bright conservatory. The property is offered with no onward chain, making for a smooth move.

- Three Bedrooms
- En-Suite To Bedroom One
- No Onward Chain
- South Facing Garden
- Garage & Parking
- EPC C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### KITCHEN/BREAKFAST ROOM

11'6" x 11'3" (3.51m x 3.43m)



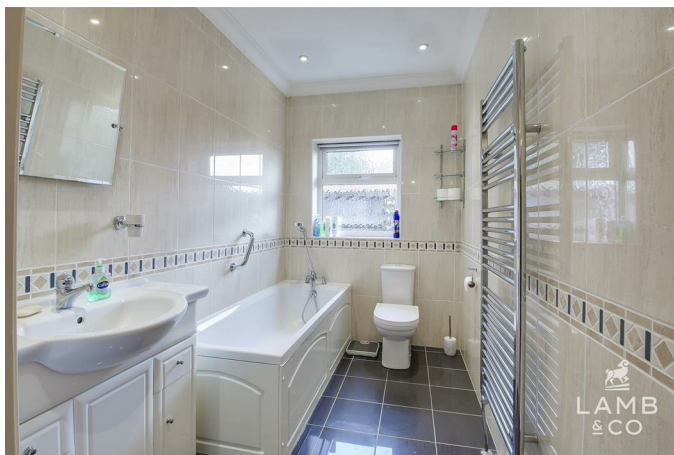
### BEDROOM THREE

11'3 8'5 (3.43m 2.57m)



### BATHROOM

9'0 x 5'6" (2.74m x 1.68m)



### LOUNGE

18'10" x 11'0 (5.74m x 3.35m)



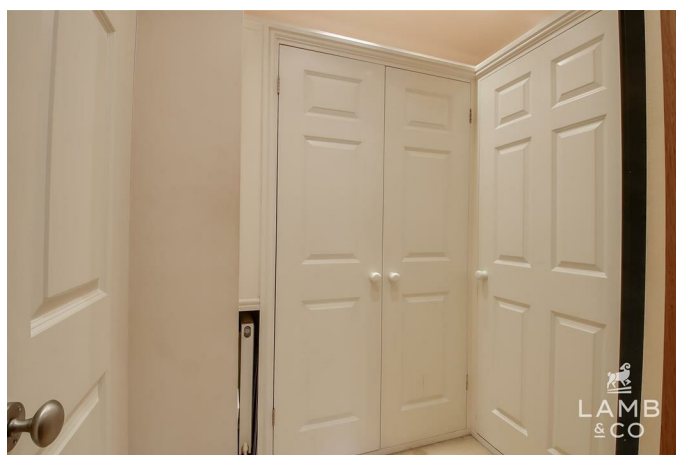
## CONSERVATORY

12'4" x 9'0 (3.76m x 2.74m)



## DRESSING ROOM

9'5 x 9'4 (2.87m x 2.84m)



## BEDROOM ONE

15'0 x 11'3" (4.57m x 3.43m)



## BEDROOM TWO

11'5" x 8'9" (3.48m x 2.67m)



## EN-SUITE

7'8 x 6'11 (2.34m x 2.11m)



## INTEGRAL GARAGE

17'5 9'2 (5.31m 2.79m)

## 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.

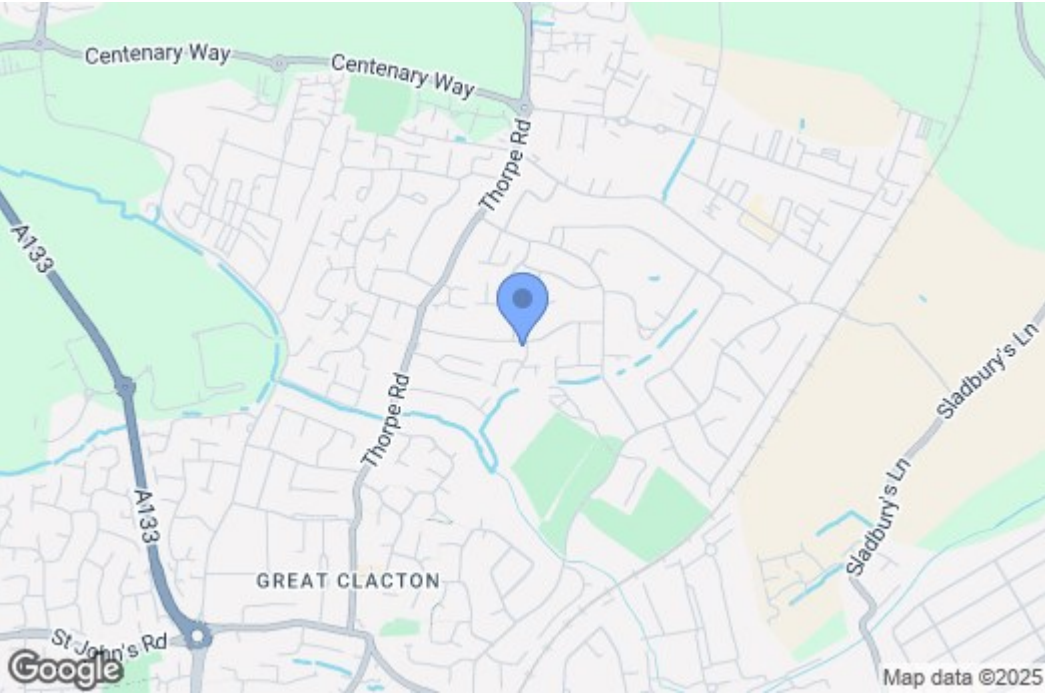
### AML

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.

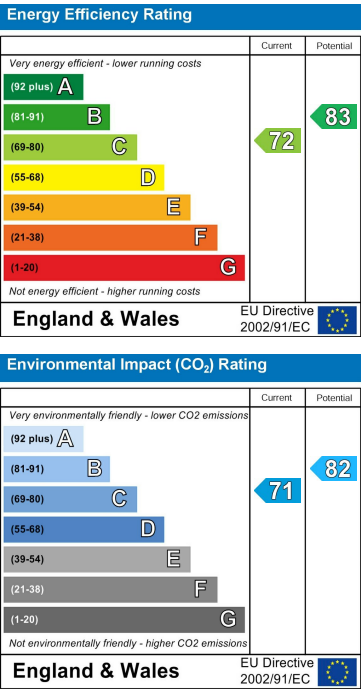
### Additional Info

Council Tax Band: D  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: All Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low Risk  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: South

Map

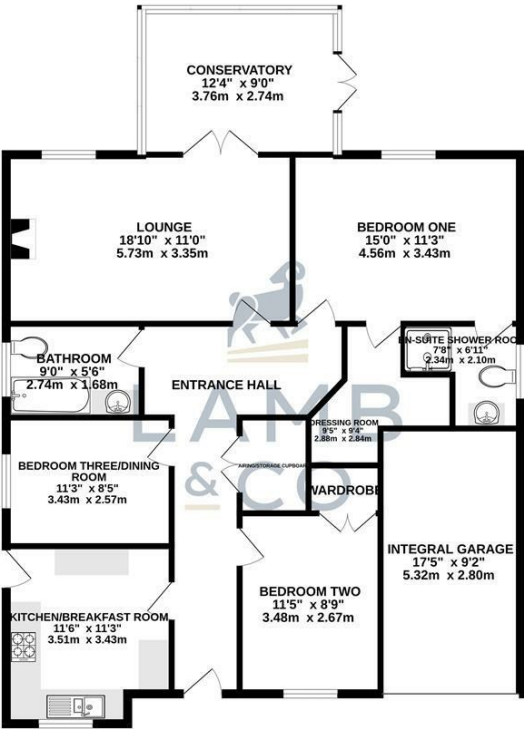


EPC Graphs



Floorplan

GROUND FLOOR  
1331 sq.ft. (123.7 sq.m.) approx.



TOTAL FLOOR AREA: 1331 sq.ft. (123.7 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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