



LAMB & CO

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Inspired by property, driven by passion.



LONDON ROAD, CLACTON-ON-SEA, CO15 4EE

OFFERS IN EXCESS OF £250,000

A well presented two bedroom bungalow located in the popular area of Great Clacton benefiting from large frontage with driveway parking and a West facing garden.

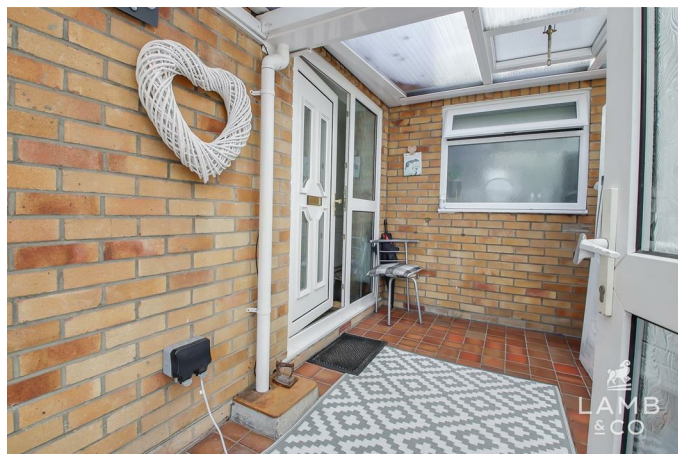
- Two Bedrooms
- Wet Room
- Off-Road Parking
- Built-In Wardrobes to Bedrooms
- West Facing Garden
- EPC D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE PORCH

10'8 x 8'2 (3.25m x 2.49m)



ENTRANCE HALL

LOUNGE

15'2 x 12'2 (4.62m x 3.71m)



KITCHEN

12'4 x 9'1 max (3.76m x 2.77m max)



WET ROOM

8'7 x 6'1 (2.62m x 1.85m)



BEDROOM ONE

12'9 x 12' (3.89m x 3.66m)



BEDROOM TWO

13'3 x 9'1 (4.04m x 2.77m)



Additional Info

Council Tax Band: C

Heating: Gas central heating

Services: Mains gas, electricity, water & sewer

Broadband: Ultrafast fibre available (up to 1100 mbps)

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

Construction: Conventional cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Very Low

Additional Charges: None

Seller's Position: Purchasing onward

Garden Facing: West

OUTSIDE

FRONT



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

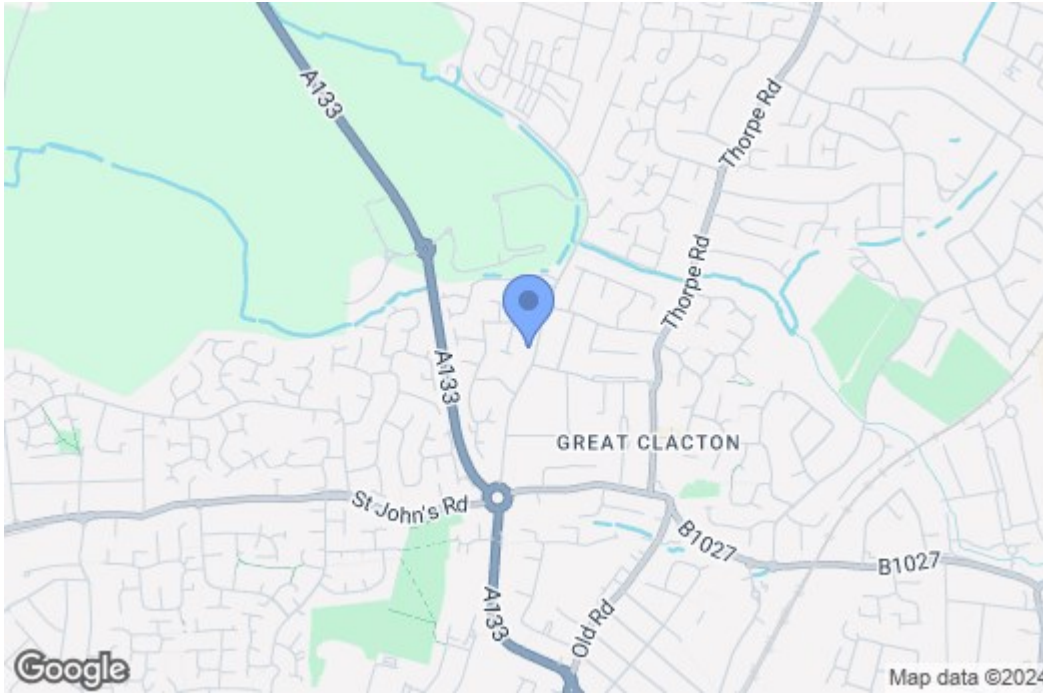
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

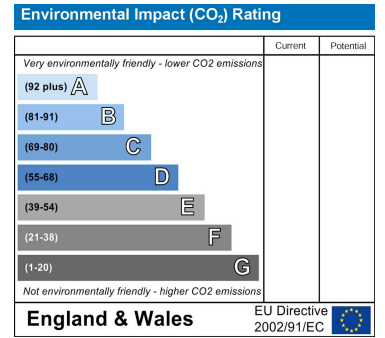
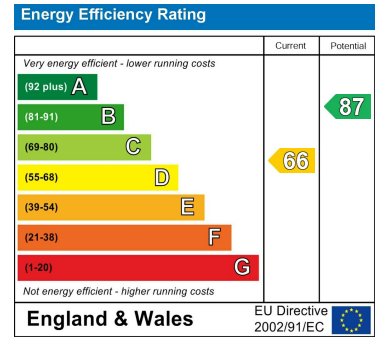
REAR



Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 809 sq.ft. (75.2 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 to their operability or efficiency can be given.
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