



LAMB & CO

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## MANFIELD GARDENS, CLACTON-ON-SEA, CO16 8QB

PRICE £220,000

This two bedroom semi-detached bungalow situated in St Osyth village offers great potential for improvement. It features off-road parking and is available with no onward chain, making it an ideal opportunity for buyers looking to personalize their new home.

- Two Bedrooms
- No Onward Chain
- Village Location
- Off Road Parking
- Scope To Improve
- EPC C



## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## PORCH

## BEDROOM ONE

10'9" x 8'7" (3.28m x 2.62m )



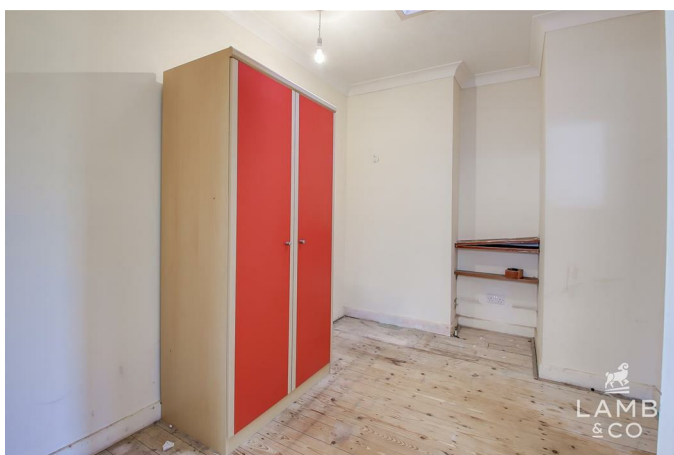
## KITCHEN

16'7" x 9'0" (5.05m x 2.74m )



## BEDROOM TWO

10'9" x 7'9" (3.28m x 2.36m )



## BATHROOM

6'7" x 5'6" (2.01m x 1.68m)



## LOUNGE/DINER

22'0" x 17'5" (6.71m x 5.31m)



## OUTSIDE FRONT



Council Tax Band: C  
Heating: Gas central heating  
Services: Mains electricity and water  
Broadband: Superfast broadband  
Mobile Coverage: EE likely. Three, O2 and Vodafone limited  
Construction: Cavity wall  
Restrictions: N/A  
Rights & Easements: N/A  
Flood Risk: Very low  
Additional Charges: N/A  
Seller's Position: No onward chain  
Garden Facing: West

## OUTSIDE REAR



## AML

### ANTI-MONEY LAUNDERING REGULATIONS 2017

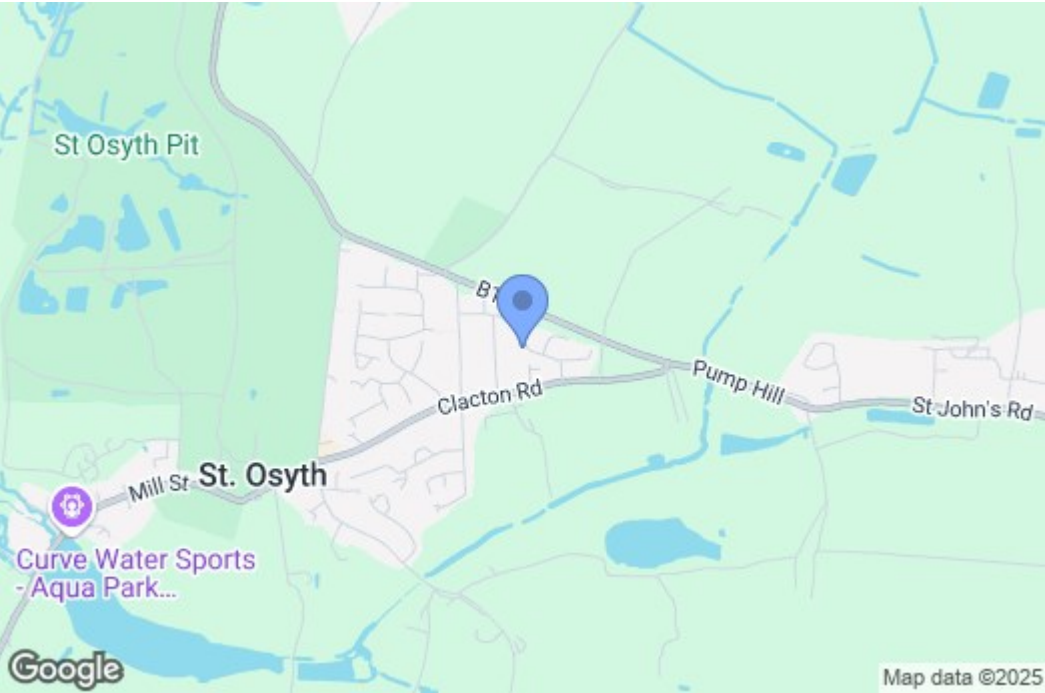
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Agents Note Sales

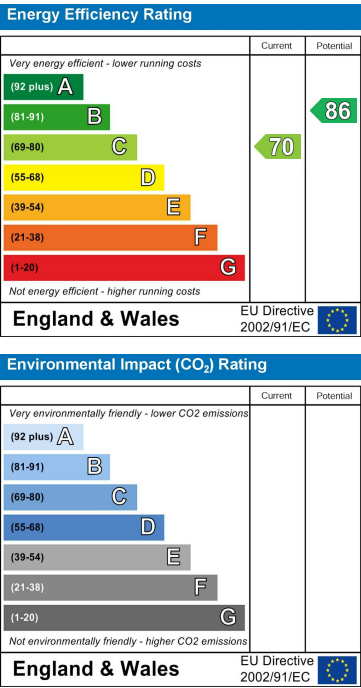
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## Additional Info

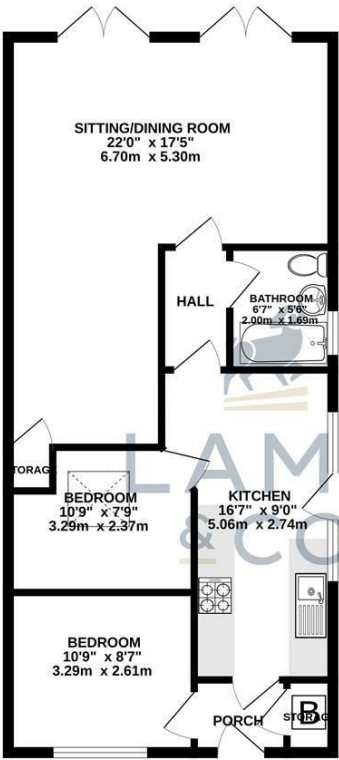
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 666 sq.ft. (61.9 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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