



LAMB & CO

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Inspired by **property**, driven by **passion**.



## DOUGLAS ROAD, CLACTON-ON-SEA, CO15 3JN

### OFFERS IN EXCESS OF £315,000

This spacious three-bedroom detached bungalow in Clacton-on-Sea offers comfortable coastal living. The property includes a generous living room, a modern kitchen, and three well-sized bedrooms, perfect for families or those looking for extra space. The bungalow is complemented by a private garden.

- Three Bedrooms
- No Onward Chain
- Garage & Off Road Parking
- South Facing Garden
- Well Presented Throughout
- EPC - C



## ENTRANCE HALL

## BATHROOM

8'6" 6'8" (2.59m 2.03m)



## BEDROOM THREE

10'4" 8'7" (3.15m 2.62m)



## KITCHEN

14'2" 10'4" (4.32m 3.15m)



## BEDROOM TWO

10'2" 9'10" (3.10m 3.00m )



## LOUNGE

16'3" 10'2" (4.95m 3.10m )



## BEDROOM ONE

12'00" 10'4" (3.66m 3.15m)



## EN SUITE

8'6" 4'00" (2.59m 1.22m)



## 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

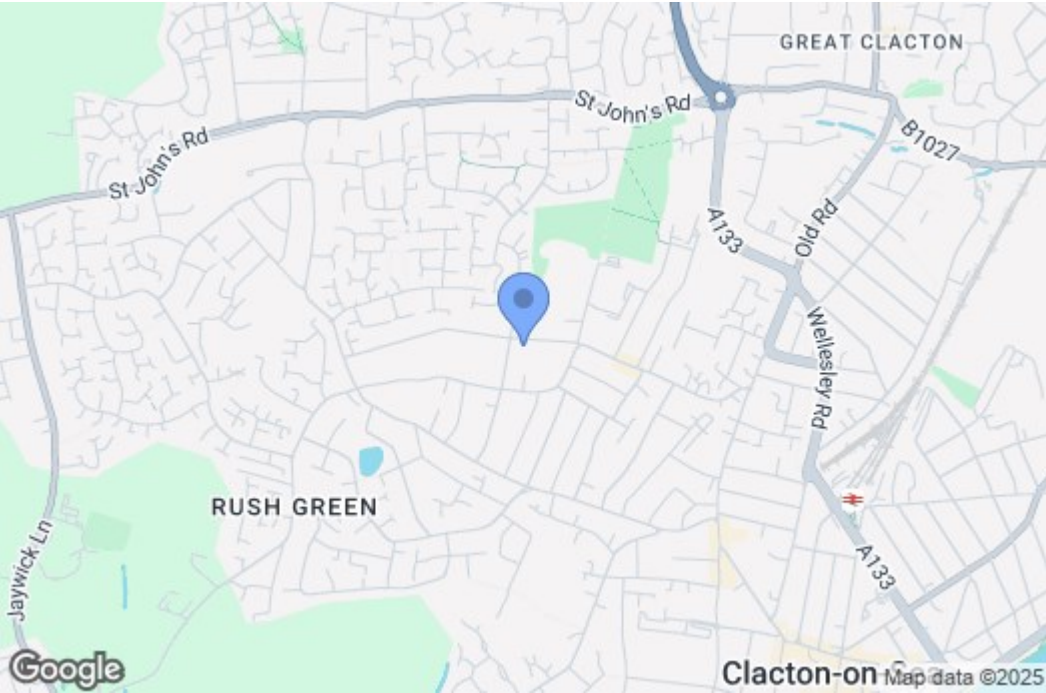
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Additional Info

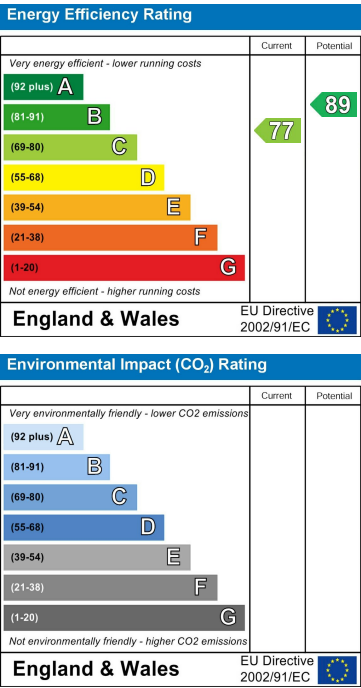
Council Tax Band: C  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: All Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: South



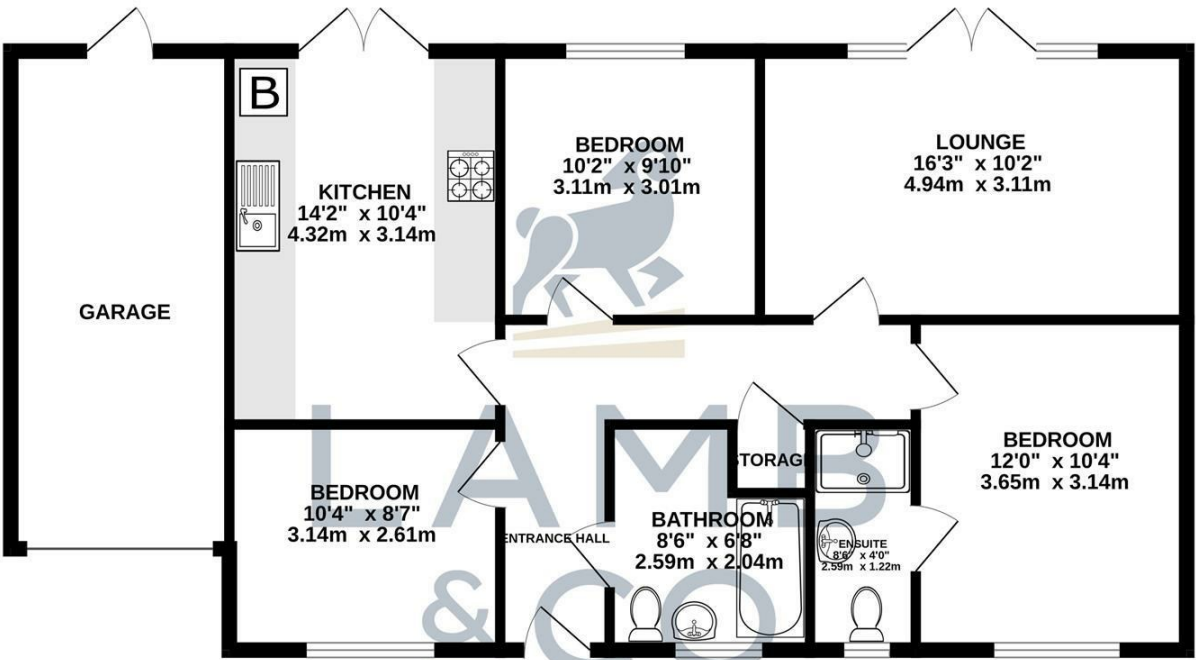
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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 as to their operability or efficiency can be given.  
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