



LAMB & CO

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QUEENS ROAD, CLACTON-ON-SEA, CO15 1AA

GUIDE PRICE £325,000

**** Guide Price £325,000-£350,000**** Enjoy life by the coast with this extended and much improved detached bungalow located in the popular 'Royals' area of Clacton. Having been completely refurbished in recent years, this three bedroom property boasts impressive open plan kitchen/living space with bifolding doors, utility room and a handy separate WC. Externally the bungalow benefits from a manageable South East facing garden and driveway parking to front with replacement windows, front door and part rendered facade enhancing the kerb appeal.

- Three Bedrooms
- Utility Room
- Off-Road Parking
- Royals Area
- Bathroom & Separate WC
- Open Plan Living
- Extended & Refurbished
- EPC TBC



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM ONE

12'10" x 11' (3.91m x 3.35m)



BEDROOM TWO

11' x 8'5" (3.35m x 2.57m)



BEDROOM THREE

11' x 8'2" (3.35m x 2.49m)



BATHROOM

8'9" x 8'3" (2.67m x 2.51m)



LOUNGE/DINING AREA

23'11 max x 12'3 (7.29m max x 3.73m)



KITCHEN

15'5 x 9' (4.70m x 2.74m)



UTILITY ROOM

10' max x 7' (3.05m max x 2.13m)



WC

4'5 x 3'3 (1.35m x 0.99m)



OUTSIDE

FRONT



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



Additional Info

Council Tax Band: B
Heating: Gas central heating
Services: mains electricity, gas, water & sewer
Broadband: Ultrafast (up to 110mbps)
Mobile Coverage: Indoor - limited / Outdoor - likely
Construction: Cavity wall
Restrictions: None
Rights & Easements: None
Flood Risk: Very low
Additional Charges: None
Seller's Position: Purchasing onwards
Garden Facing: South East

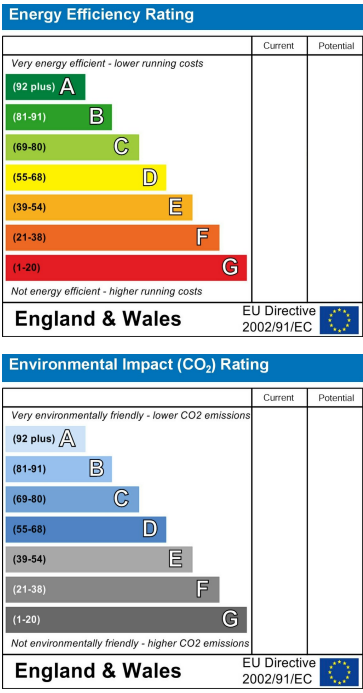
Agents Note Sales

PLEASE NOTE - Although we have not tested any

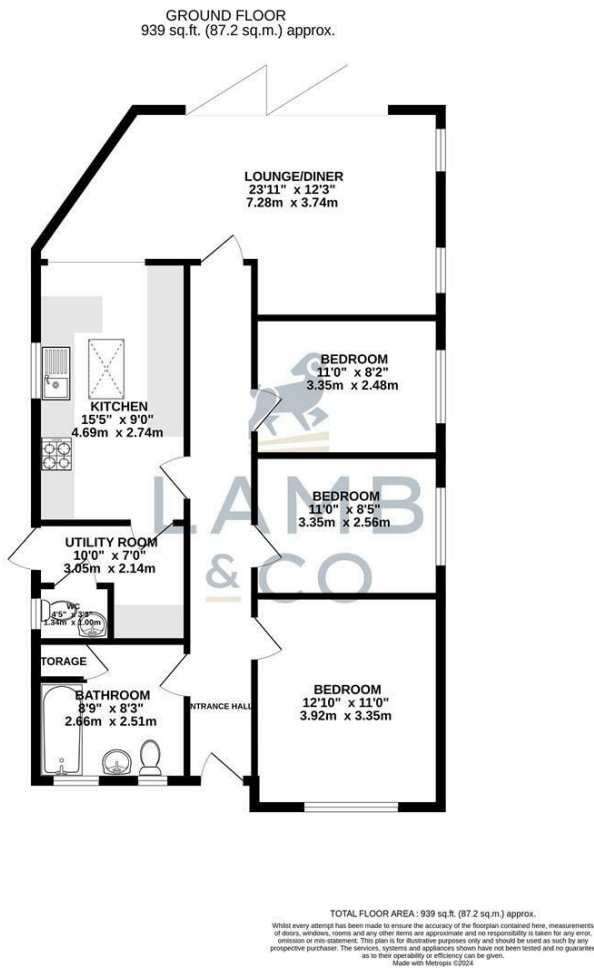
Map



EPC Graphs



Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.