



LAMB & CO

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Inspired by property, driven by passion.



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

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM ONE

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



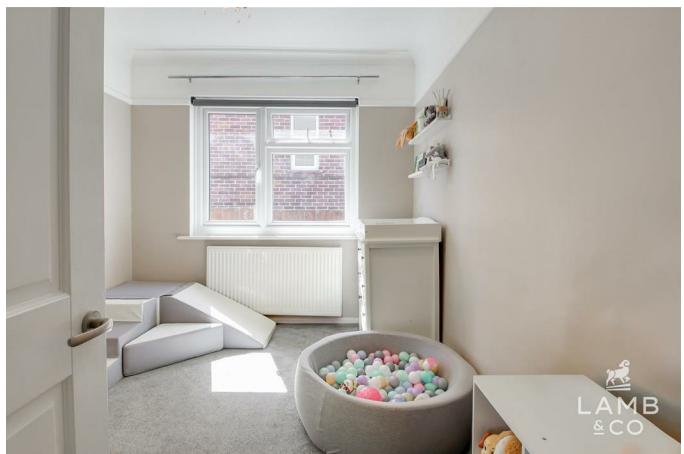
BEDROOM TWO

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



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

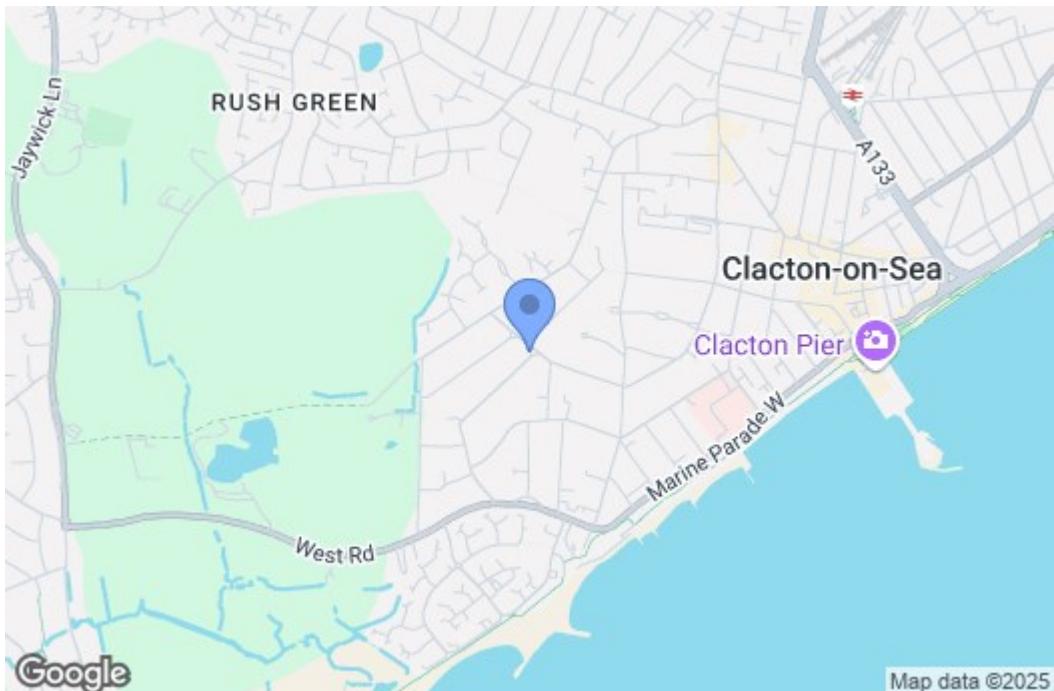
of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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.

Map

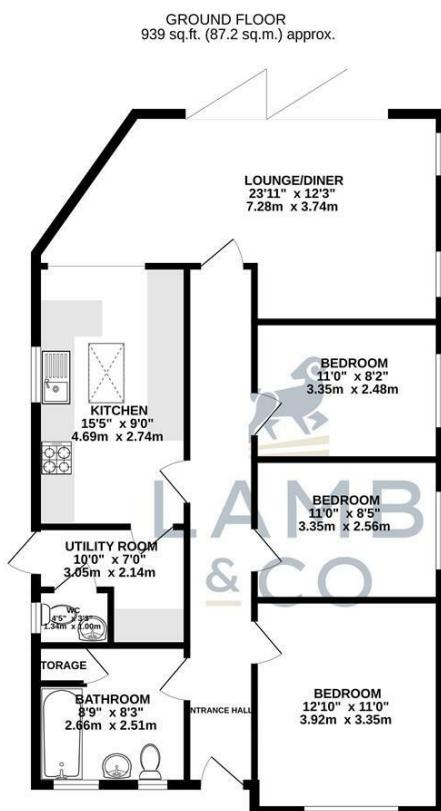


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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 errors. No omission or inaccuracy will be accepted as a ground for complaint. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.