



LAMB & CO

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Inspired by property, driven by passion.



THORPE ROAD, CLACTON-ON-SEA, CO15 4NT

GUIDE PRICE £425,000

Guide Price- £425,000-£435,000 This beautifully refurbished four-bedroom detached bungalow in Clacton-on-Sea offers spacious and modern living throughout. The property features a bright and airy lounge, a contemporary kitchen/dining area, and four well-proportioned bedrooms (one currently used as office space), including a master with en-suite. Finished to a high standard, the home boasts quality fittings and stylish decor. Externally, the bungalow benefits from a well-maintained garden, ideal for outdoor relaxation and entertaining, along with a private driveway providing ample parking. This exceptional home combines comfort with convenience.

- Four Bedrooms
- En Suite
- High Standard Throughout
- Off Road Parking
- Kitchen/Dining Area
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



W.C

4'00" 3'00" (1.22m 0.91m)

BEDROOM FOUR

13'3" 7'9" (4.04m 2.36m)



KITCHEN/DINING AREA

27'5" 21'3" (8.36m 6.48m)



LOUNGE

15'1" 13'00" (4.60m 3.96m)



BATHROOM

9'2" 7'9" (2.79m 2.36m)



BEDROOM TWO

10'4" 10'1" (3.15m 3.07m)



BEDROOM ONE

8'11" 13'7" (2.72m 4.15)



UTILITY ROOM

9'00" 8'00" (2.74m 2.44m)



EN SUITE

9'00" 3'2" (2.74m 0.97m)



BEDROOM THREE

12'00" 7'3" (3.66m 2.21m)



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.

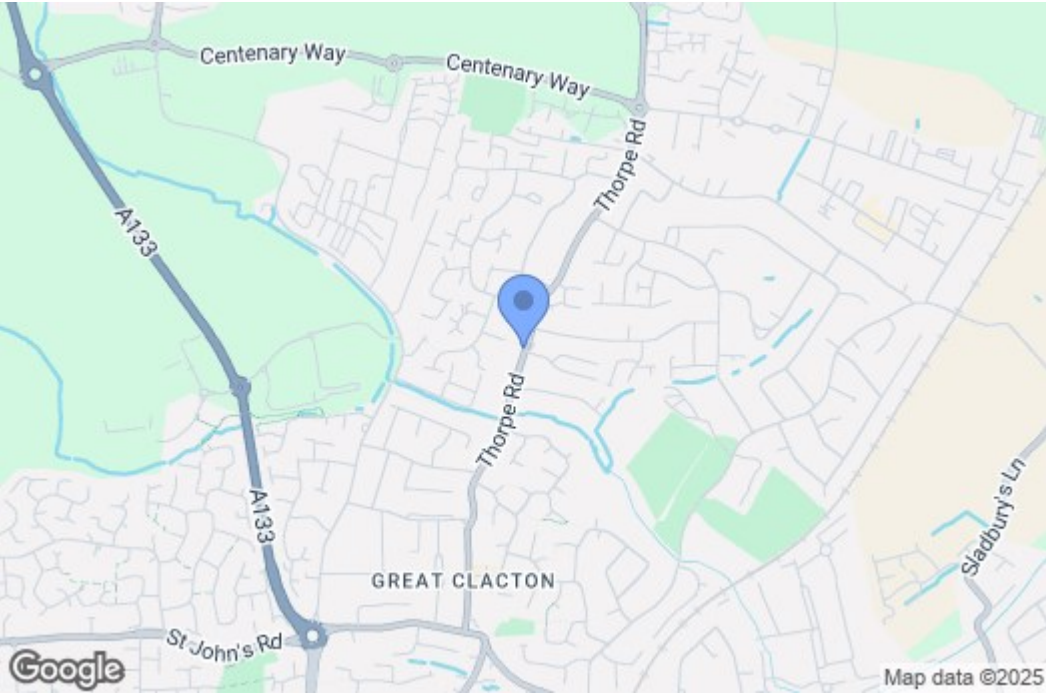
AML

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.

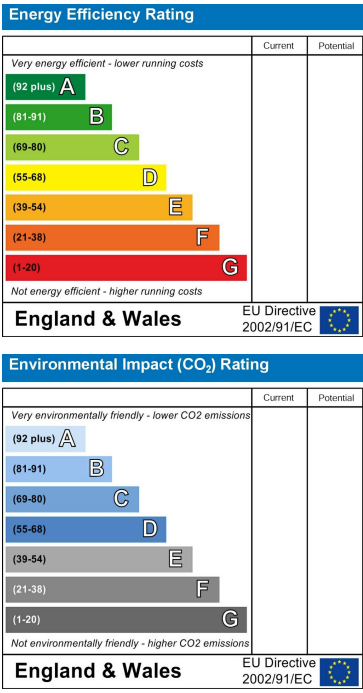
Material Information

Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband:
Mobile Coverage:
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: West

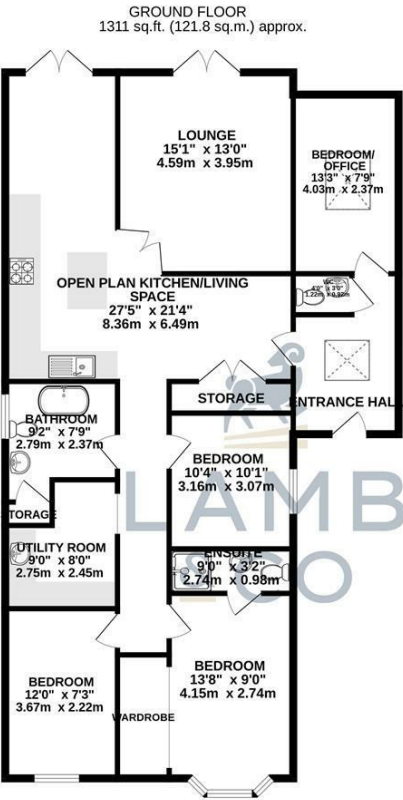
Map



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.