



LAMB & CO

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Inspired by property, driven by passion.



ST. MICHAELS ROAD, CLACTON-ON-SEA, CO16 0EN

PRICE £415,000

A rare opportunity to acquire this three bedroom detached bungalow, nestled down a peaceful private road in the sought after village of Thorpe-Le-Soken. The property is being offered as 'chain free', whilst being just a short walk into the village centre with it's amenities including bars, restaurants and convenience stores.

- Three Bedrooms
- Conservatory
- Ensuite
- Garage & Off Road Parking
- Chain Free
- EPC TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

15'7" x 11'0" (4.75m x 3.35m)



KITCHEN/DINING ROOM

22'4" x 12'4" (6.81m x 3.76m)



CONSERVATORY

14'6" x 9'6" (4.42m x 2.90m)



BATHROOM

7'0" x 6'0" (2.13m x 1.83m)



HALL



BEDROOM THREE

10'0" x 8'7" (3.05m x 2.62m)



ENSUITE

7'0" x 3'0" (2.13m x 0.91m)



BEDROOM TWO

13'0" x 10'7" (3.96m x 3.23m)



OUTSIDE FRONT



BEDROOM ONE

13'0" x 12'0" (3.96m x 3.66m)



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.

Material Information

Council Tax Band: D

Heating: Oil

Services: Mains water and sewage

Broadband: Ultrafast

Mobile Coverage: EE and O2 likely. Three and Vodafone limited.

Construction: Conventional

Restrictions: None

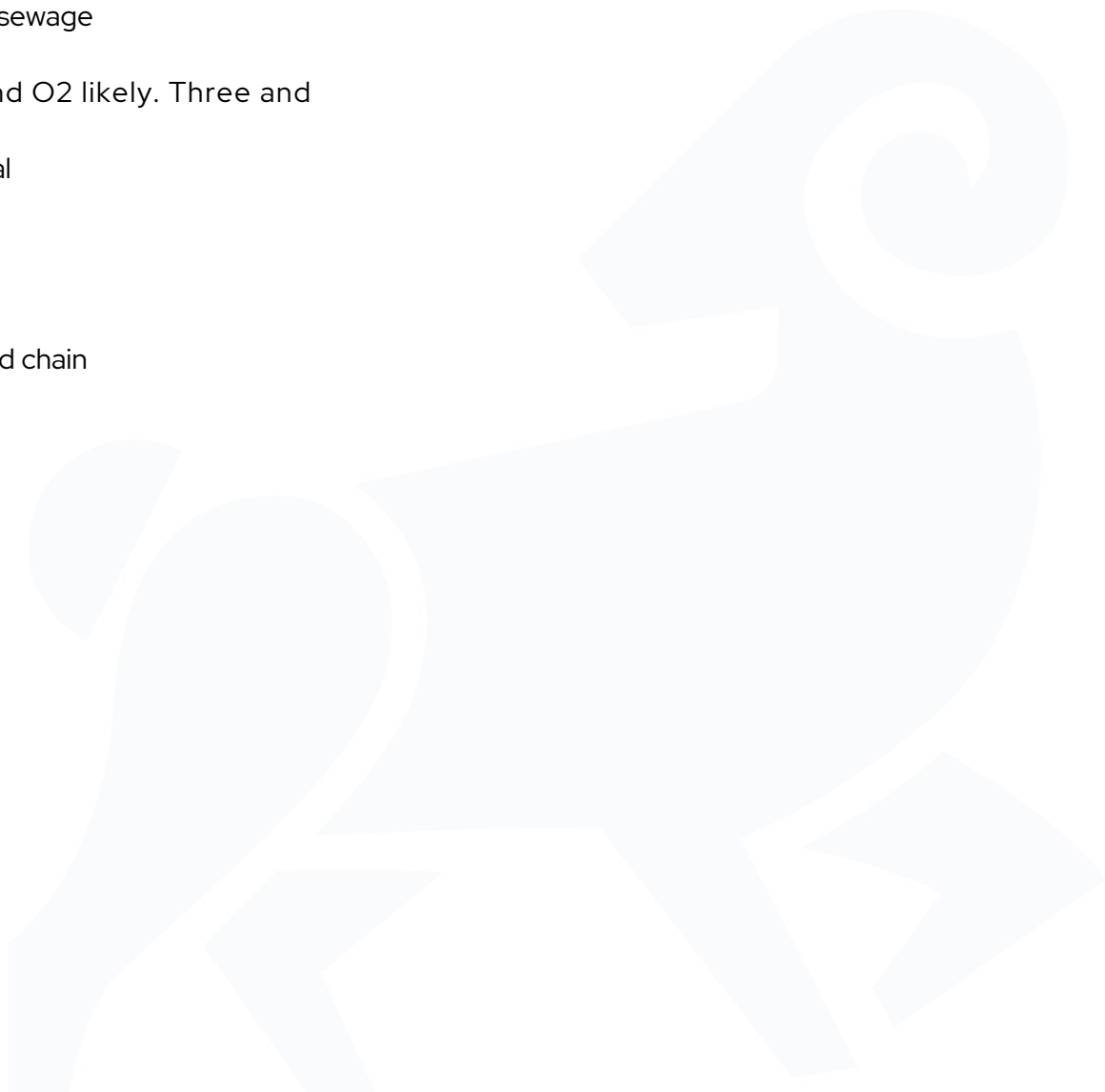
Rights & Easements: None

Flood Risk: Very Low

Additional Charges: None

Seller's Position: No onward chain

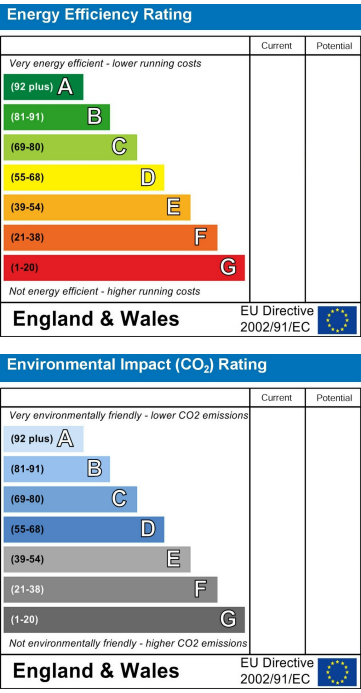
Garden Facing: East



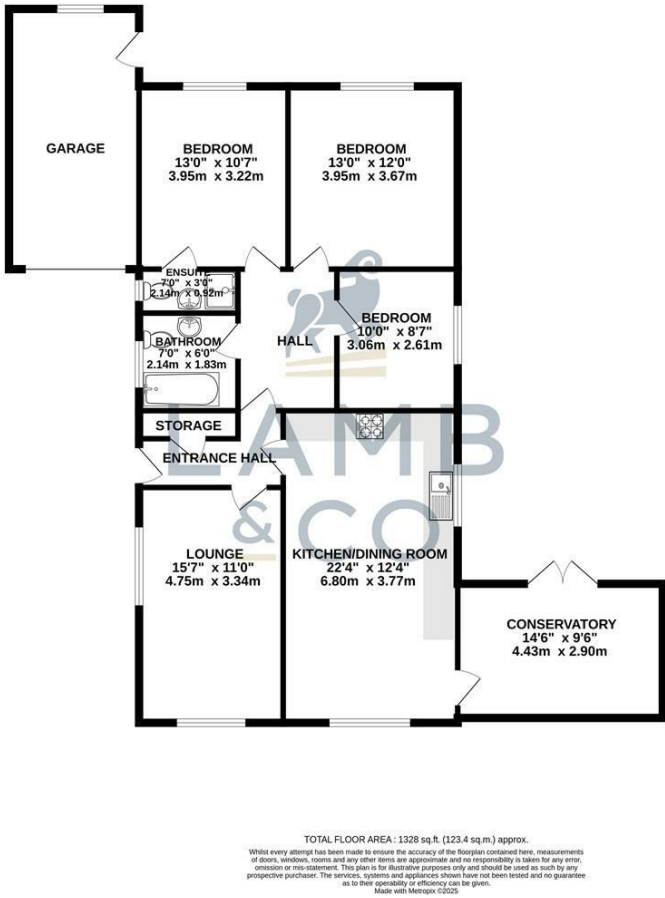
Map



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.