



LAMB & CO

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Inspired by property, driven by passion.



## STONE HALL GARDENS, CLACTON-ON-SEA, CO16 9GD

GUIDE PRICE £400,000

Guide Price £400,000 - £425,000. A well-presented, three-bedroom, detached bungalow situated in the sought after village of Little Clacton on this stunning development known as "Stonehall Gardens". The property features off-road parking, car port and a desirable south-facing rear garden. The property enjoys open field views, and the home includes an en suite to the main bedroom and is offered with no onward chain, making it an ideal move-in-ready opportunity.

- Three Bedrooms
- Off-Road Parking
- Field Views
- En Suite To Bedroom One
- No Onward Chain
- EPC-B



## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

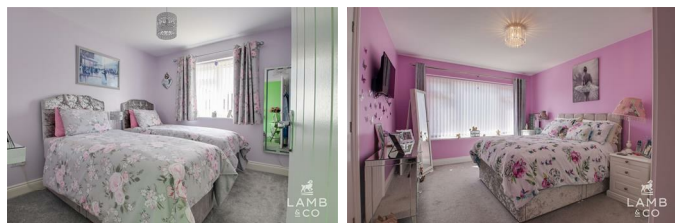
Entrance door to:

### ENTRANCE HALL



### BEDROOM TWO

10'8" 9'1" (3.25m 2.77m)



### BEDROOM ONE

15'8" 11'00" (4.78m 3.35m)

### EN SUITE

7'9" 3'00" (2.36m 0.91m)



### BATHROOM

8'7" 6'9" (2.62m 2.06m)



### LOUNGE/DINER

17'5" 11'00" (5.31m 3.35m)



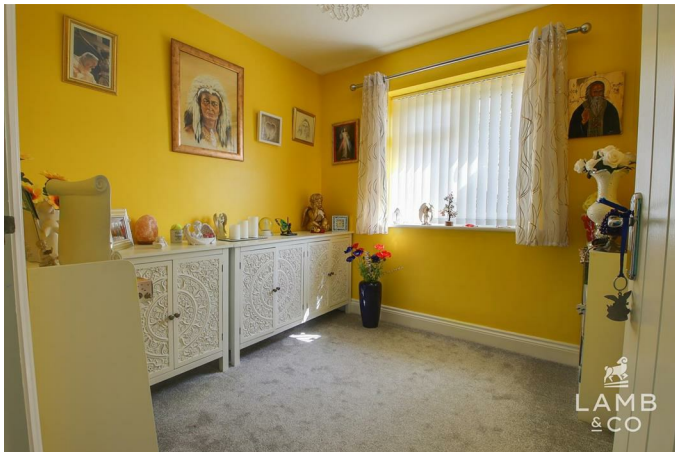
## KITCHEN

12'4" 11'9" (3.76m 3.58m)



## BEDROOM THREE

8'3" 7'9" (2.51m 2.36m)



## 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: D

Heating: Gas

Services: Mains

Broadband: Superfast

Mobile Coverage: Three, O2, Vodafone- limited, EE likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: £200 P/A service charge

Residence association

Seller's Position: No Onward Chain

Garden Facing: South



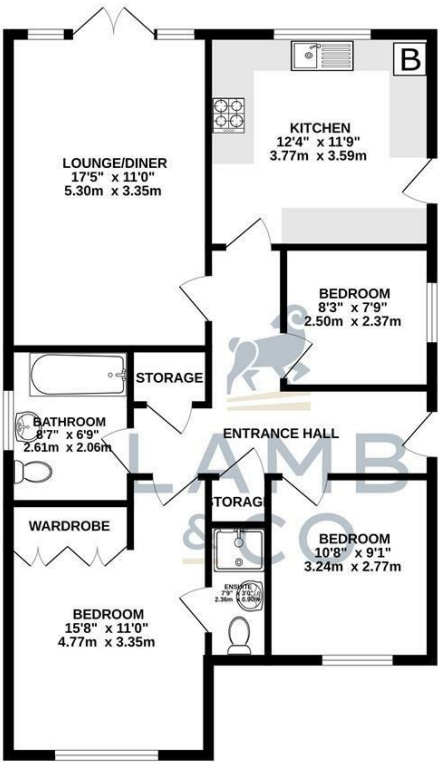
Map



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.