



LAMB & CO

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Inspired by property, driven by passion.



BURRS ROAD, GREAT CLACTON, CO15 4LH

GUIDE PRICE £475,000

"GUIDE PRICE £475,000-£499,950" A spacious and beautifully presented bungalow featuring a large open-plan kitchen/living area with bifold doors opening to a landscaped garden. Two bedrooms benefit from en suite, and a versatile playroom could serve as a fifth bedroom. The property also offers a generous driveway and is finished to a high standard throughout. Sold with no onward chain.

- Four/ Five Bedrooms
- En Suite to Bedroom One & Two
- Spacious Open Plan Living
- Beautifully Presented
- Generous Driveway
- EPC C
- No Onward Chain

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



BEDROOM ONE

12'7 x 11'0 (3.84m x 3.35m)



DRESSING ROOM

5'6 x 6'0 (1.68m x 1.83m)



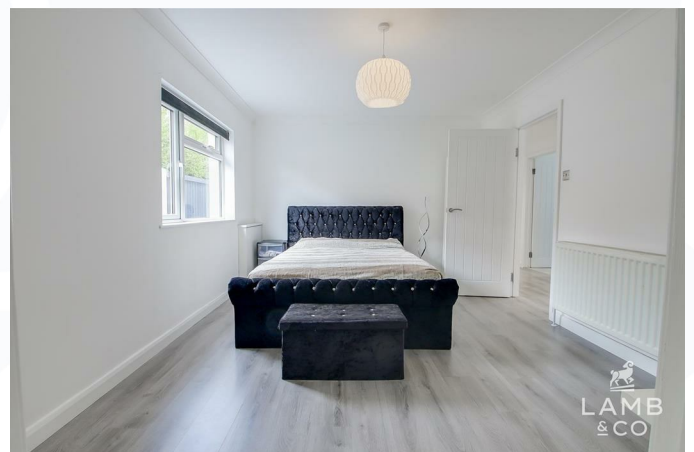
EN SUITE

5'6 x 4'6 (1.68m x 1.37m)



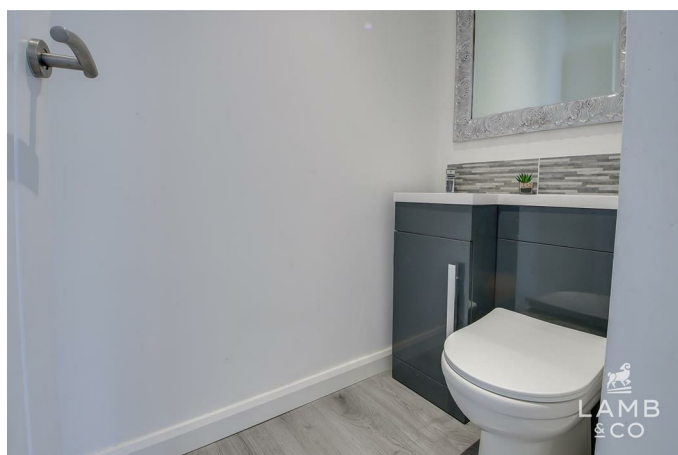
BEDROOM TWO

14'1 x 11'0 (4.29m x 3.35m)



EN SUITE

5'5 x 3'4 (1.65m x 1.02m)



BATHROOM

11'0 x 5'0 (3.35m x 1.52m)



BEDROOM THREE

12'0 x 9'0 (3.66m x 2.74m)



OPEN PLAN KITCHEN/ LIVING SPACE

24'0 x 20'0 (7.32m x 6.10m)



BEDROOM FOUR

11'0 x 9'8 (3.35m x 2.95m)



BEDROOM FIVE/ PLAYROOM

9'2 x 8'0 (2.79m x 2.44m)



Material Information

Council Tax Band: B

Heating: Gas

Services: Mains gas, water & electric

Broadband: Ultrafast

Mobile Coverage: Three, O2= good. Vodafone, EE= likely.

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Very low

Additional Charges: No

Seller's Position: no onward chain

Garden Facing: South/East

REAR GARDEN



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.

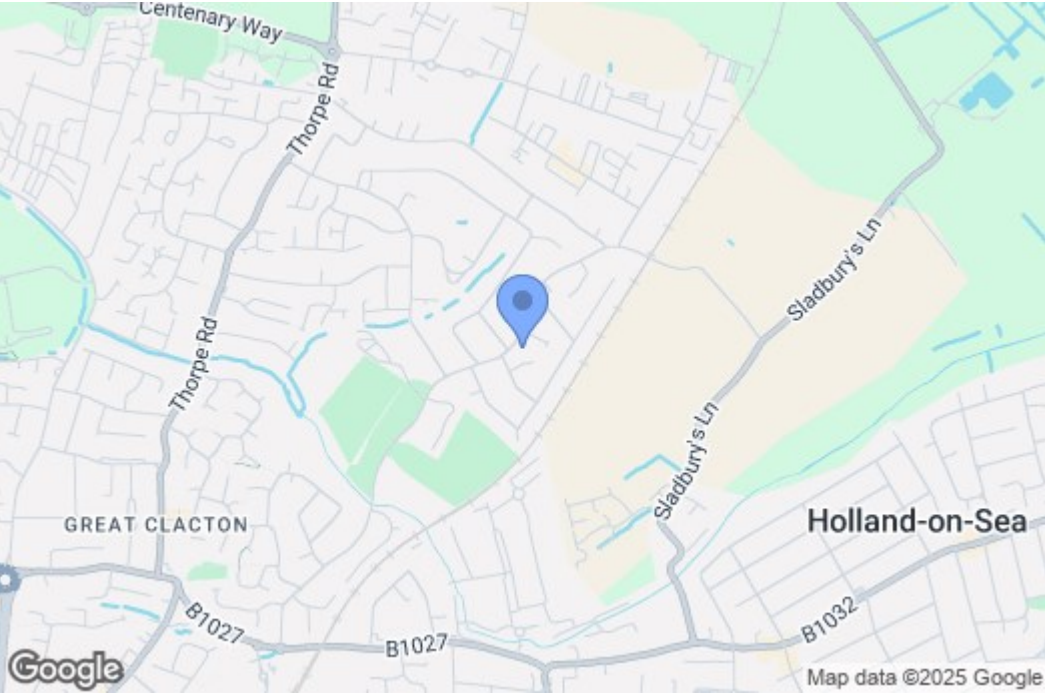
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ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

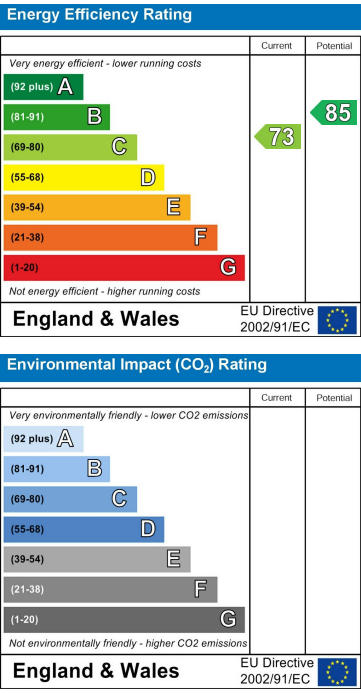
REAR ASPECT



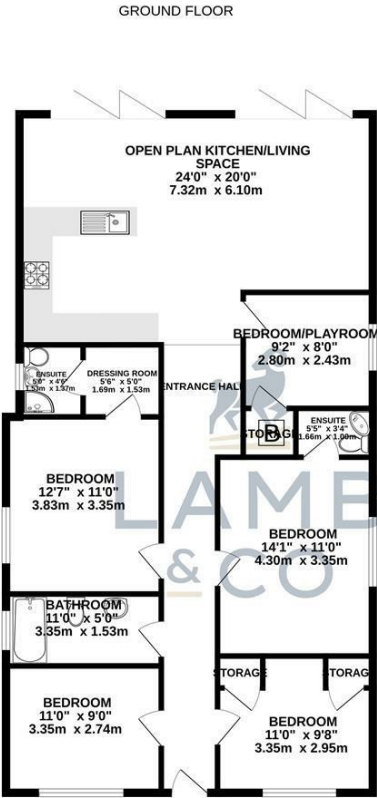
Map



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.