



LAMB & CO

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Inspired by property, driven by passion.



ROLPH CLOSE, CLACTON-ON-SEA, CO16 0NS

OFFERS IN EXCESS OF £325,000

Situated in a peaceful cul-de-sac within the sought-after village of Thorpe-le-Soken, this well-presented three-bedroom detached bungalow offers spacious living and a host of desirable features.

- Three Bedrooms
- Double Garage
- Generous Garden
- Cul-De-Sac Location
- EPC - D

ENTRANCE HALL

KITCHEN

11'00" 9'8" (3.35m 2.95m)



LOUNGE/DINER

19'4" 11'00" (5.89m 3.35m)



BEDROOM TWO

14'7" 10'1" (4.45m 3.07m)



SHOWER ROOM

8'8" 5'6" (2.64m 1.68m)



BEDROOM THREE

11'00" 6'5" (3.35m 1.96m)



BEDROOM ONE

18'1"12'9" (5.51m3.89m)



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: Oil

Services: Mains Electric & Water

Broadband: Ultrafast

Mobile Coverage: O2 - Likely, EE, Vodafone, Three - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

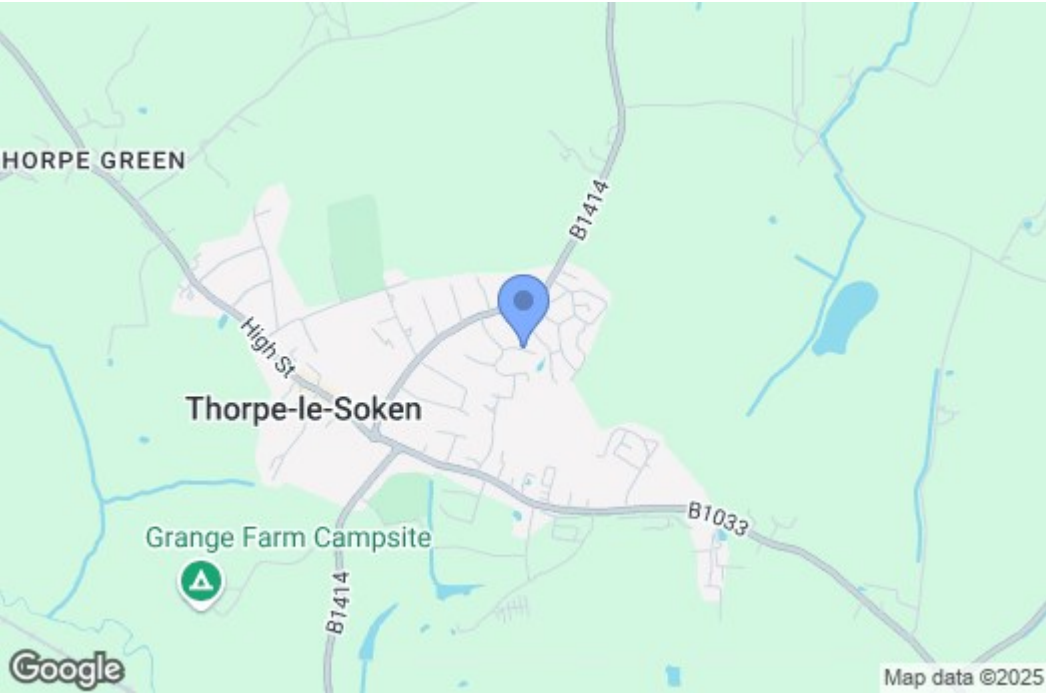
Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: West

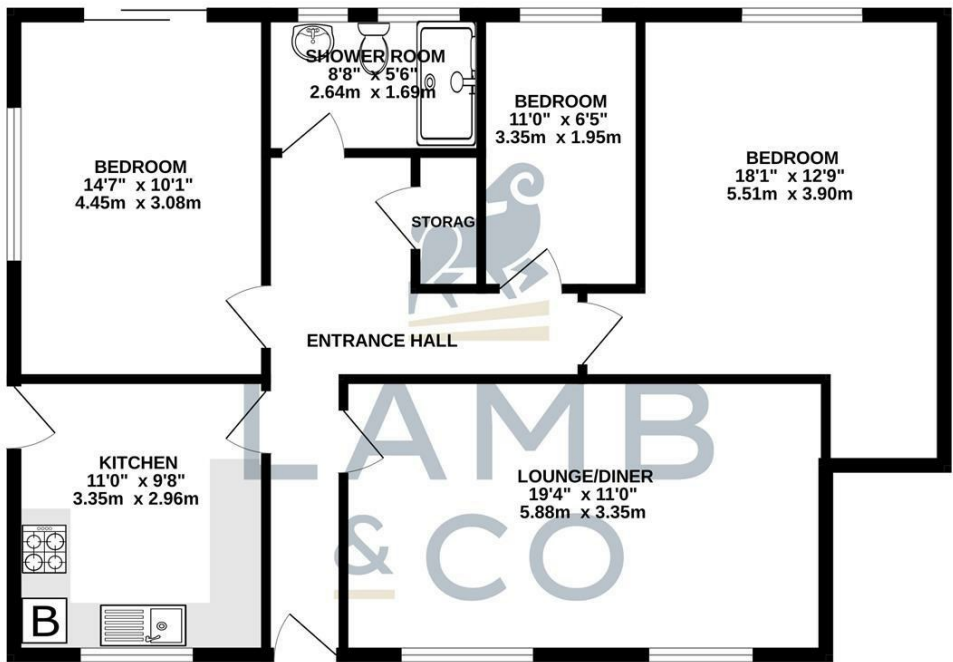
Map



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.