



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## WOODLANDS CLOSE, CLACTON-ON-SEA, CO15 4RR

OIEO £260,000

Situated in a peaceful, non-estate location in Great Clacton, this well-maintained three-bedroom detached bungalow offers comfortable living with the added benefits of a garage, off-road parking, and no onward chain.

- Three Bedrooms
- No Onward Chain
- Garage & Off Road Parking
- West Facing Garden
- Great Clacton
- EPC - D



## ENTRANCE HALL

## BEDROOM ONE

12'9" 8'8" (3.89m 2.64m)



## BEDROOM TWO

12'5" 9'00" (3.78m 2.74m)

## KITCHEN

12'00" 10'4" (3.66m 3.15m)



## SHOWER ROOM

8'4" 5'8" (2.54m 1.73m)



## LOUNGE

13'5" 13'00" (4.09m 3.96m)



## BEDROOM THREE

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

## OUTSIDE



Council Tax Band: C  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: EE, Three - Likely. Vodafone, O2 - Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: West

## OUTSIDE REAR



## Agents Note Sales

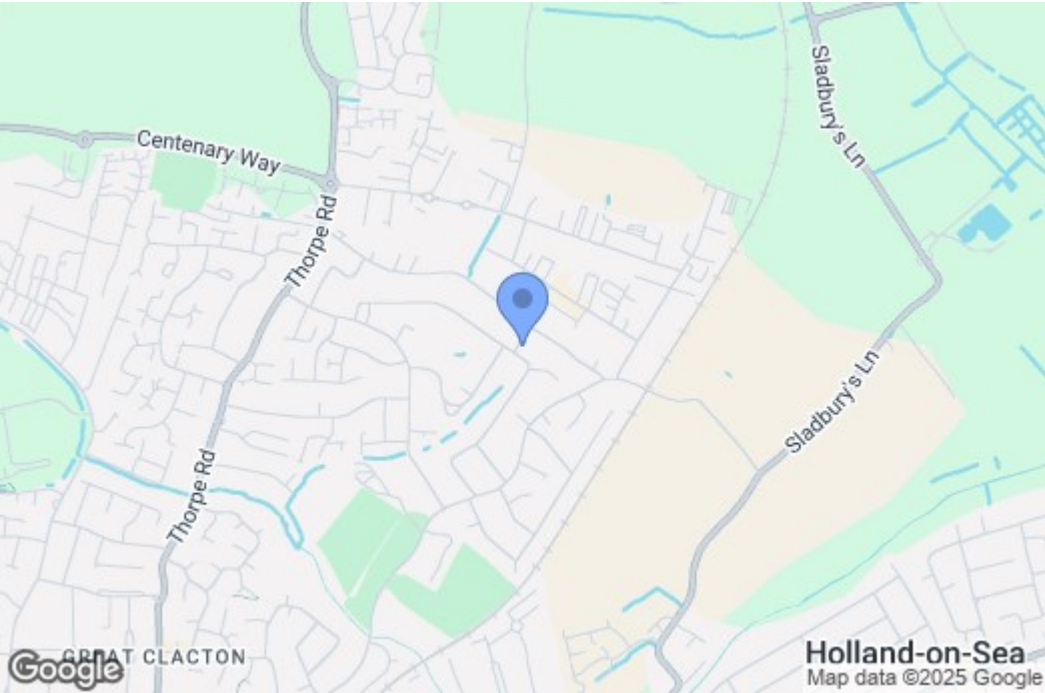
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

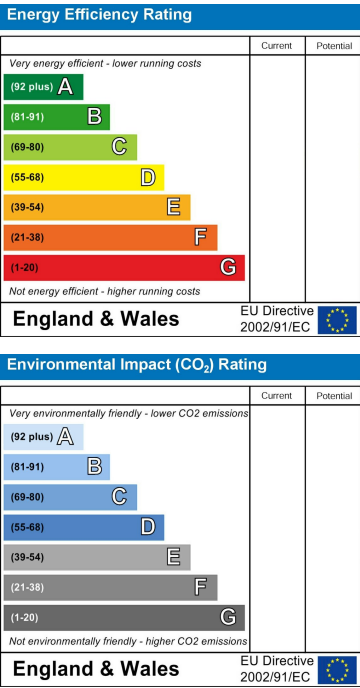
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Material Information

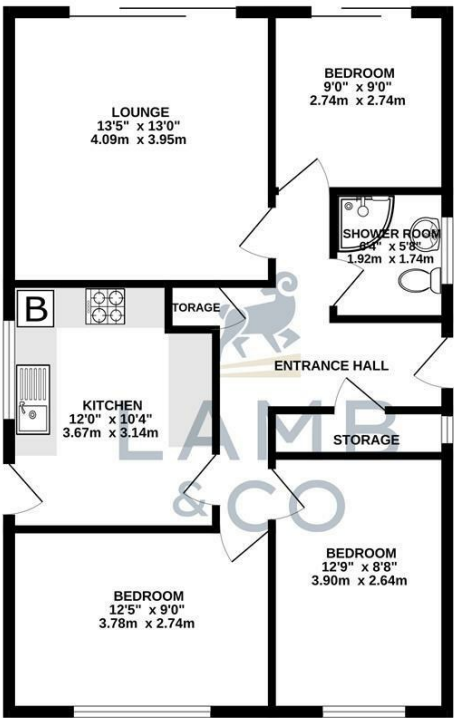
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix (2025)

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.