



LAMB & CO

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Inspired by **property**, driven by **passion**.



SMYTHE CLOSE, CLACTON-ON-SEA, CO16 8FS

PRICE £200,000

Situated in a peaceful residential area of Clacton-on-Sea, this well-presented two-bedroom semi-detached bungalow offers comfortable living with a range of desirable features. Located close to local amenities, schools, and transport links, this home combines comfort with convenience.

- Two Bedrooms
- South Facing Garden
- No Onward Chain
- Garage & Off Road Parking
- Well Presented
- EPC - TBC
- Sun Room

LOUNGE

16'1" 10'6" (4.90m 3.20m)



BATHROOM

6'1" 5'9" (1.85m 1.75m)



KITCHEN

8'2" 5'10" (2.49m 1.78m)



BEDROOM ONE

13'00" 9'3" (3.96m 2.82m)



BEDROOM TWO

9'5" 8'9" (2.87m 2.67m)



SUN ROOM

9'6" 6'7" (2.90m 2.01m)



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: B

Heating: Gas

Services: All Mains

Broadband: Superfast

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

Construction: Conventional

Restrictions: No

Rights & Easements: No

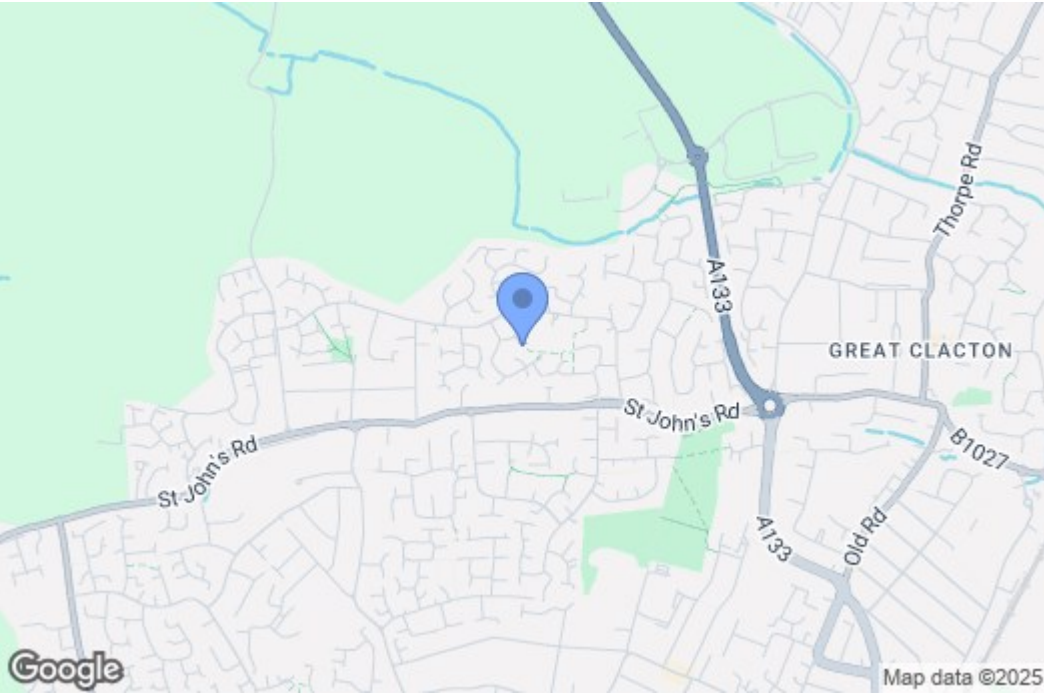
Flood Risk: Low

Additional Charges: No

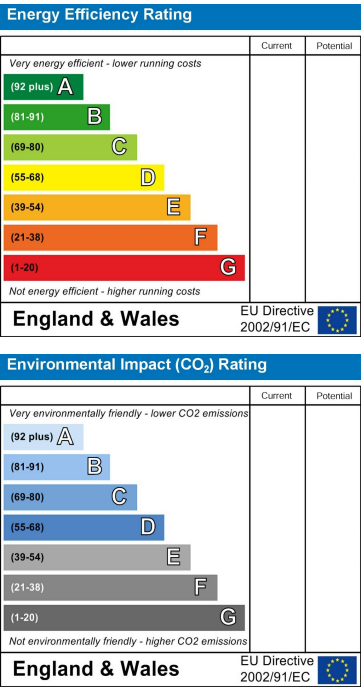
Seller's Position: No Onward Chain

Garden Facing: South

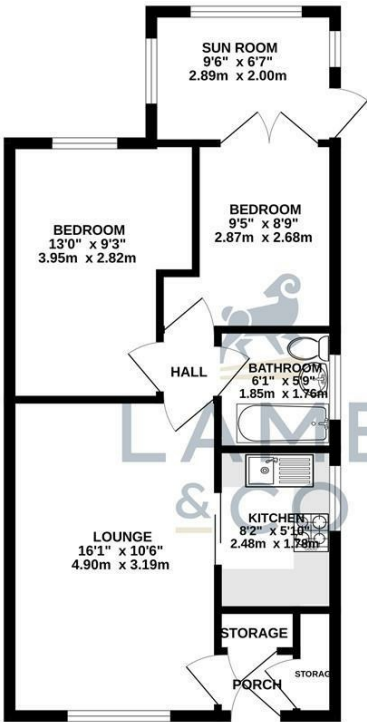
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 540 sq.ft. (50.1 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 as to their operability or efficiency can be given.
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