



LAMB & CO

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Inspired by property, driven by passion.



## ALLEYNE WAY, CLACTON-ON-SEA, CO15 2RD

PRICE £255,000

An attractive, detached bungalow occupying a generous plot – perfect for downsizers, first-time buyers, or anyone seeking a quiet location near the coast.

The property comprises of two double bedrooms, a practical kitchen, and a comfortable living area. Outside, the sizeable rear garden features a summer house ideal for relaxing or entertaining, along with driveway parking for multiple vehicles, and a garage.

- Two Bedrooms
- Well-Planned Garden
- Summer House
- Driveway Parking
- Garage
- EPC TBC
- No Onward Chain

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## LOUNGE

16'7 x 11'3 (5.05m x 3.43m)



## BEDROOM ONE

14'0 x 9'10 (4.27m x 3.00m)



## SHOWER ROOM

8'0 x 5'10 (2.44m x 1.78m)



## KITCHEN

10'9 x 9'0 (3.28m x 2.74m)



## BEDROOM TWO

12'0 x 11'0 (3.66m x 3.35m)



## AERIAL VIEW



## REAR GARDEN



## REAR ASPECT



## SUMMER HOUSE



## Material Information

Council Tax Band: C

Heating: Electric storage heaters

Services: Mains electric and water

Broadband: Ultrafast

Mobile Coverage: O2 good, EE and Vodafone likely

Construction: Conventional

Restrictions: Unknown

Rights & Easements: None

Flood Risk: Very Low

Additional Charges: None

Seller's Position: No Onward Chain

Garden Facing: North East

## 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.

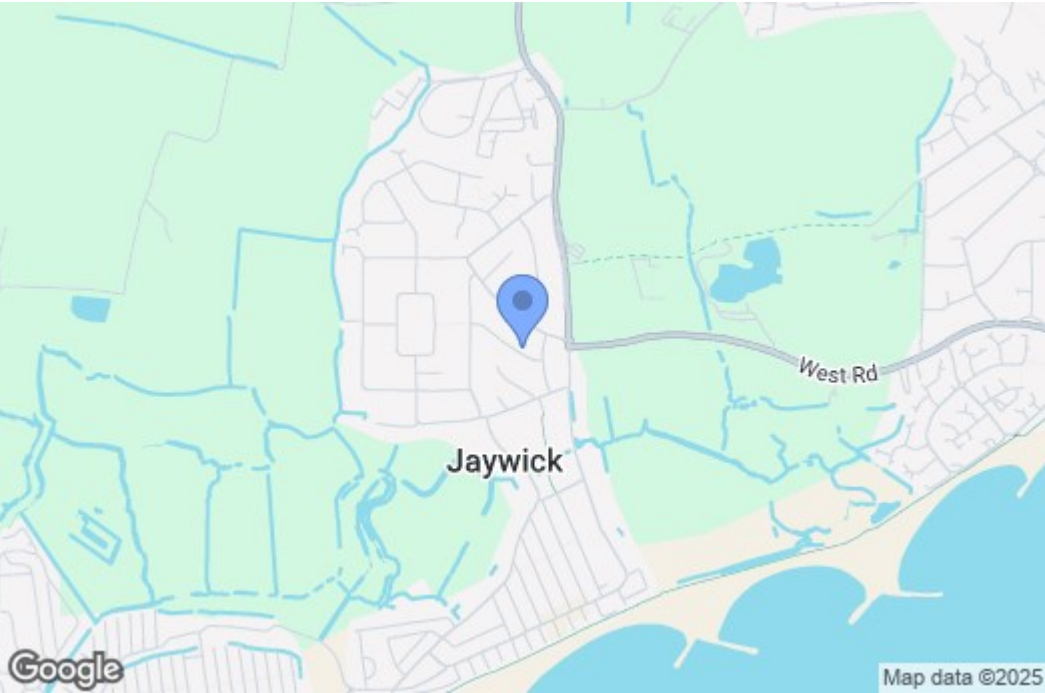
## AML

### ANTI-MONEY LAUNDERING REGULATIONS 2017

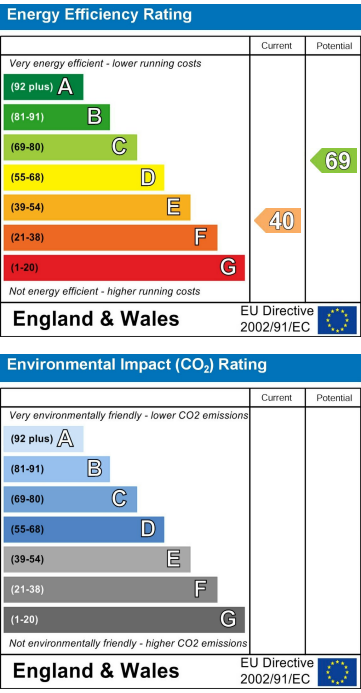
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



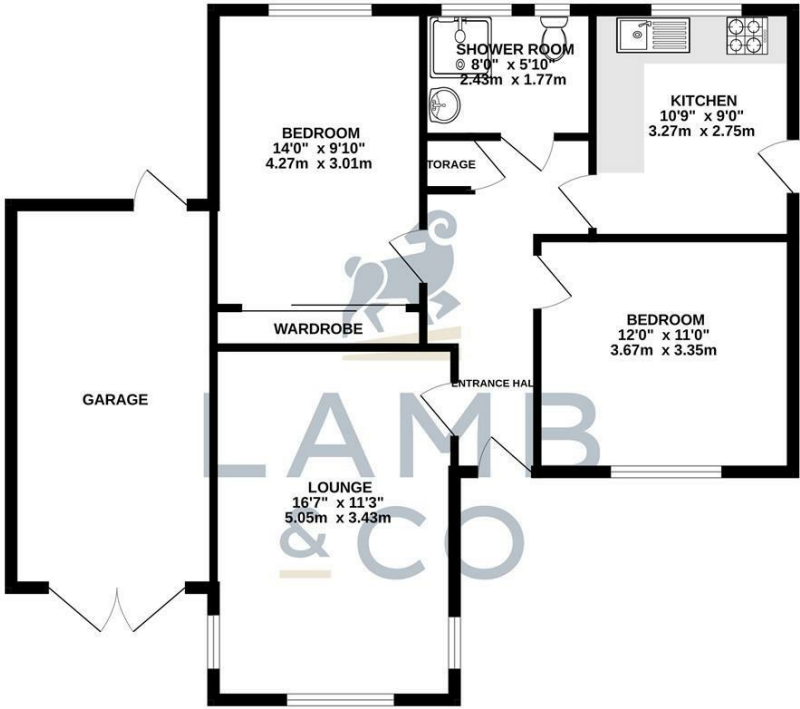
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 678 sq.ft (63.0 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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