LAMB & CO

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Inspired by property, driven by passion.

THE STREET, CLACTON-ON-SEA, CO16 9LX

PRICE £285,000

Nestled in the tranquil village of Little Clacton, this charming two-bedroom detached bungalow has been beautifully maintained and offers comfortable, single-level living for those seeking a peaceful retreat.

- Two Bedrooms
- Off Road Parking
- Little Clacton
- Kitchen/Living Space
- Well Presented
- EPC - D

ENTRANCE HALL

BEDROOM ONE
13'00" 10'00" (3.96m 3.05m)

BEDROOM TWO
13'3" 9'00" (4.04m 2.74m)

LOUNGE
16'00" 11'00" (4.88m 3.35m)

BATHROOM
9'7" 6'00" (2.92m 1.83m)

KITCHEN/LIVING SPACE
23'00" 13'5" (7.01m 4.09m)

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.
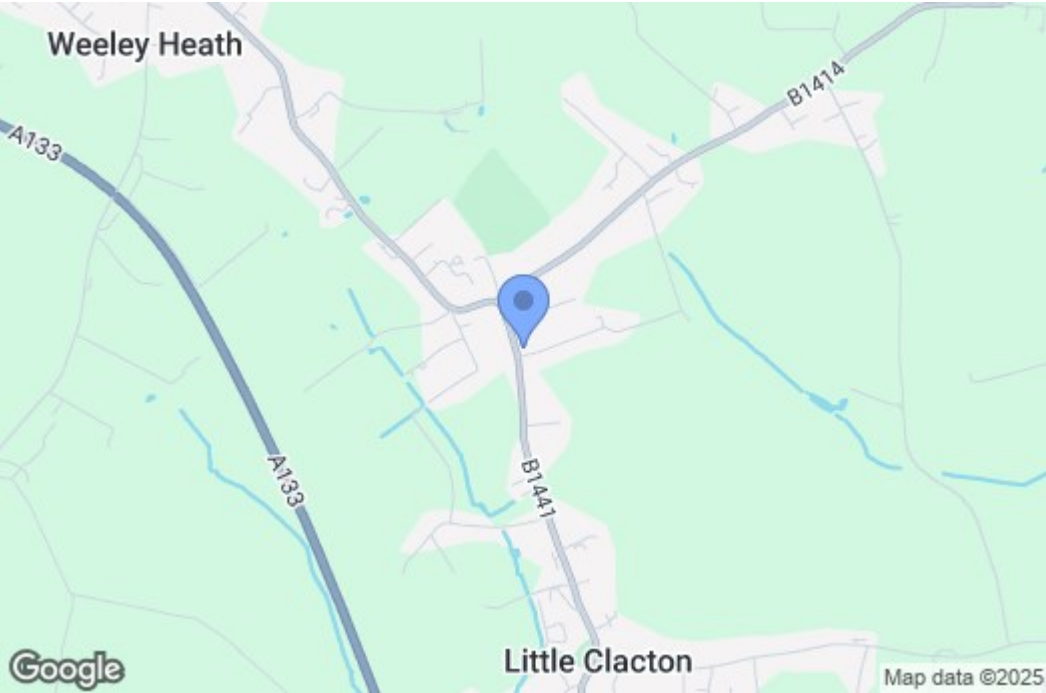
AML

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.
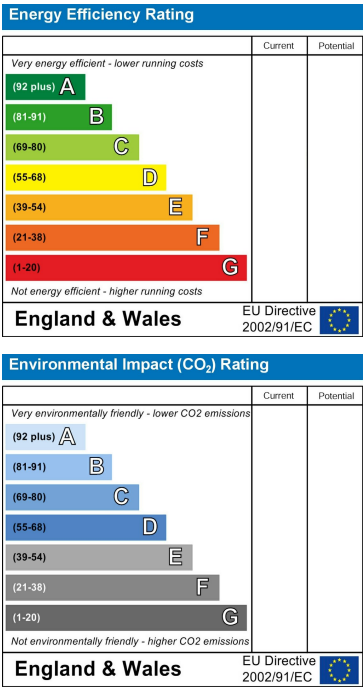
Material Information

Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Ideally Need To Find (Could Possibly Vacate)
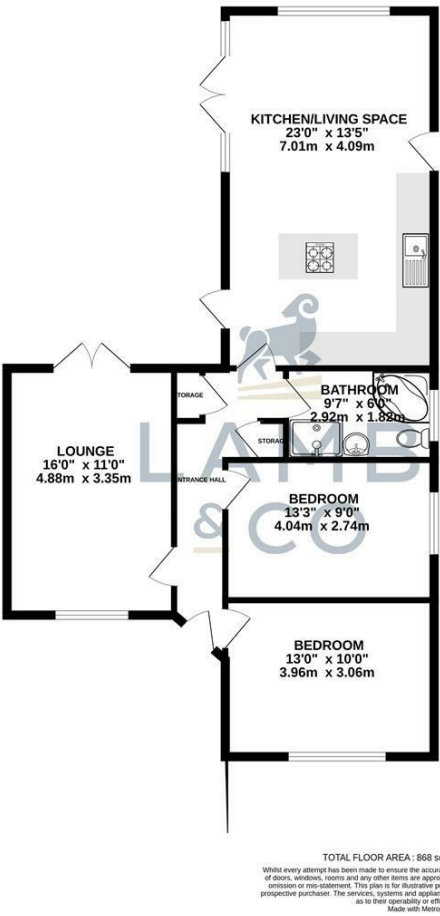Garden Facing: East

Map

EPC Graphs

Floorplan

TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk