



LAMB & CO

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Inspired by property, driven by passion.



## HIGHLANDS GROVE, CLACTON-ON-SEA, CO15 4SY

OFFERS IN EXCESS OF £375,000

Located in the well-regarded Great Clacton area, this well-presented three-bedroom detached bungalow.

Nestled on a quiet cul-de-sac, this property features a spacious lounge, a functional kitchen/breakfast room, and a low-maintenance rear garden—perfect for unwinding outdoors. With its blend of convenience, quality, and style, it's an excellent choice for a wide variety of buyers.

- Three Bedrooms
- En-Suite
- Conservatory
- Garage & Off Road Parking
- Well Presented
- EPC - TBC

## ENTRANCE HALL

## BEDROOM TWO

11'3" 11'3" (3.43m 3.43m)



## BEDROOM THREE

11'2" 7'9" (3.40m 2.36m)



## KITCHEN/BREAKFAST ROOM

13'4" 9'1" (4.06m 2.77m)



## BATHROOM

9'00" 5'9" (2.74m 1.75m)



## LOUNGE

19'00" 12'00" (5.79m 3.66m)





## CONSERVATORY

12'6" 9'00" (3.81m 2.74m)



## BEDROOM ONE

14'7" 11'4" (4.45m 3.45m)



## EN SUITE

7'10" 6'3" (2.39m 1.91m)

## DRESSING ROOM

6'9" 6'7" (2.06m 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.

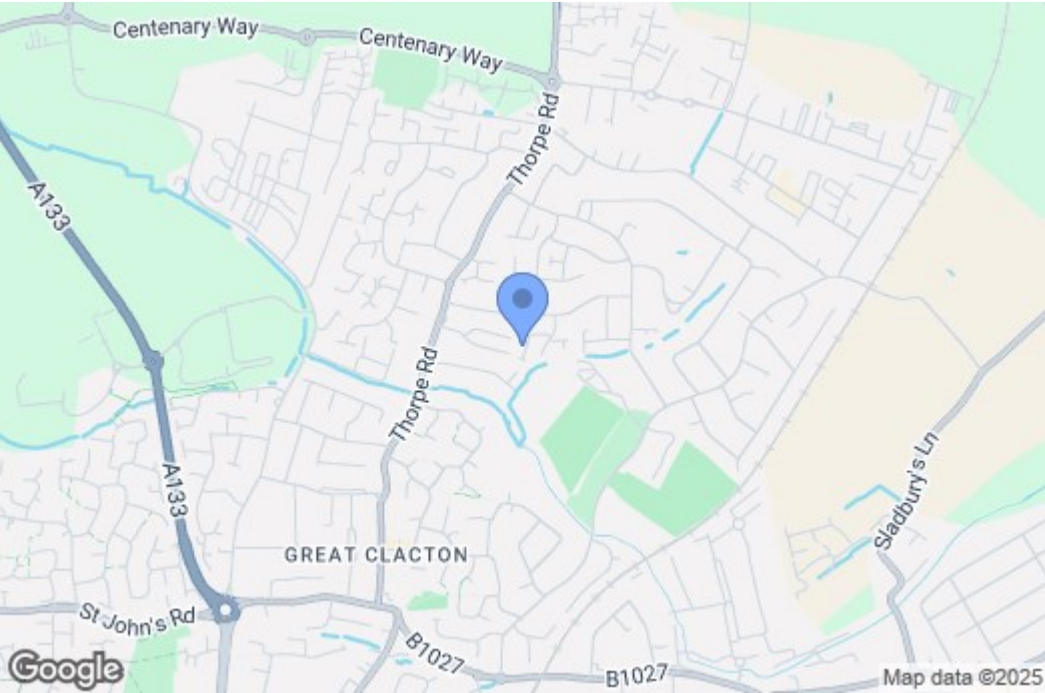
## AML

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.

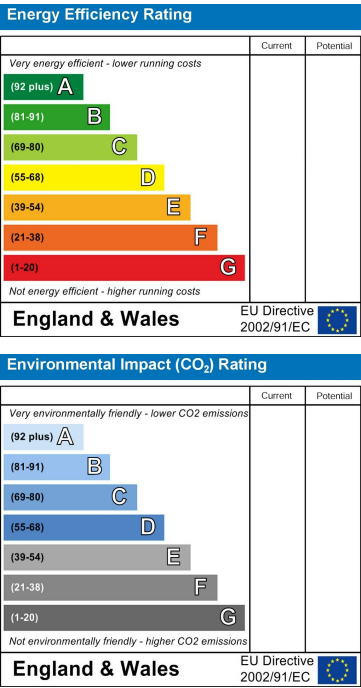
## Material Information

Council Tax Band: D  
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: Needs To Find  
Garden Facing: East

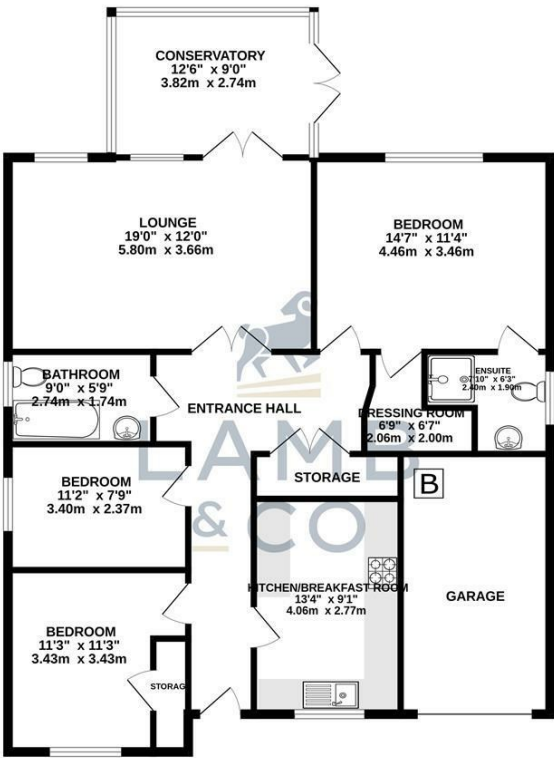
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.  
While 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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