



LAMB & CO

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Inspired by property, driven by passion.



FLATFORD DRIVE, CLACTON-ON-SEA, CO16 8BU

OIEO £195,000

Offered with no onward chain, this 2-bedroom semi-detached bungalow features a spacious layout, including a conservatory, fitted kitchen, and modern shower room. The property benefits from a private rear garden, a garage and driveway parking. Situated in a quiet residential area, it offers easy access to local amenities and transport links—ideal for downsizers or those seeking single-level living.

- Two Bedrooms
- Garage & Off Road Parking
- No Onward Chain
- Conservatory
- Shower Room
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

KITCHEN

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



SHOWER ROOM

6'8" x 6'0" (2.03m x 1.83m)



BEDROOM TWO

10'5" x 8'9" (3.18m x 2.67m)



BEDROOM ONE

12'4" x 9'9" (3.76m x 2.97m)



LOUNGE

15'8" x 9'9" (4.78m x 2.97m)



CONSERVATORY

13'5" x 9'9" (4.09m x 2.97m)



OUTSIDE FRONT



OUTSIDE REAR



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.

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.

Material Information

Council Tax Band: B

Heating: Gas

Services: Mains water and electric

Broadband: Ultrafast

Mobile Coverage: Vodafone, EE, Three & O2

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

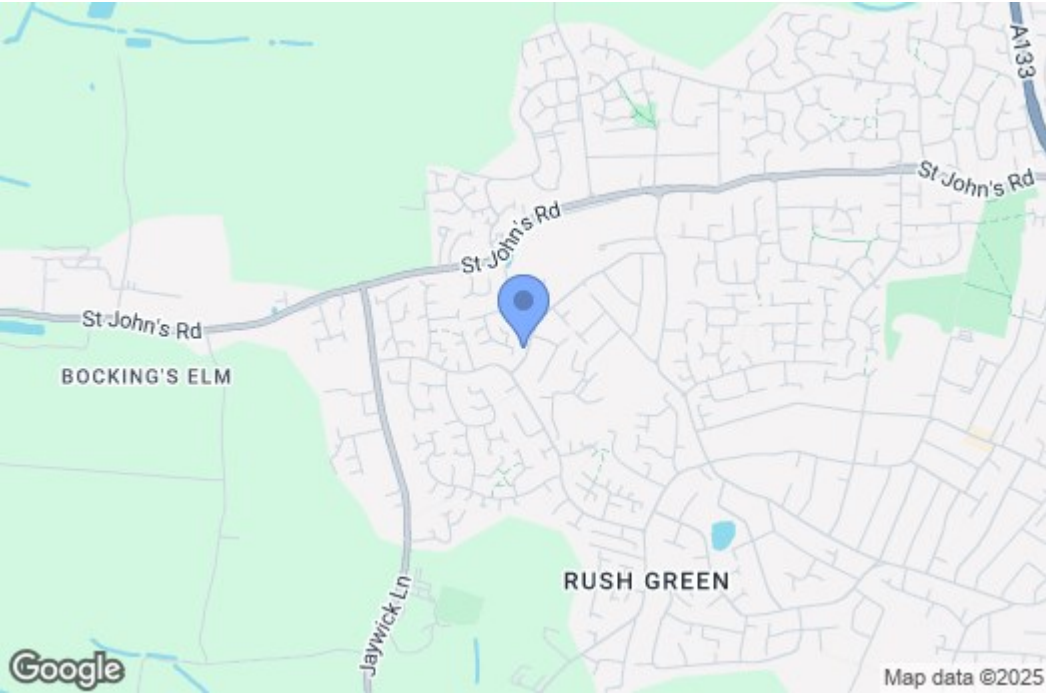
Flood Risk: Surface water: Very low. Rivers & sea: Very low

Additional Charges: N/A

Seller's Position: No onward chain

Garden Facing: North/West

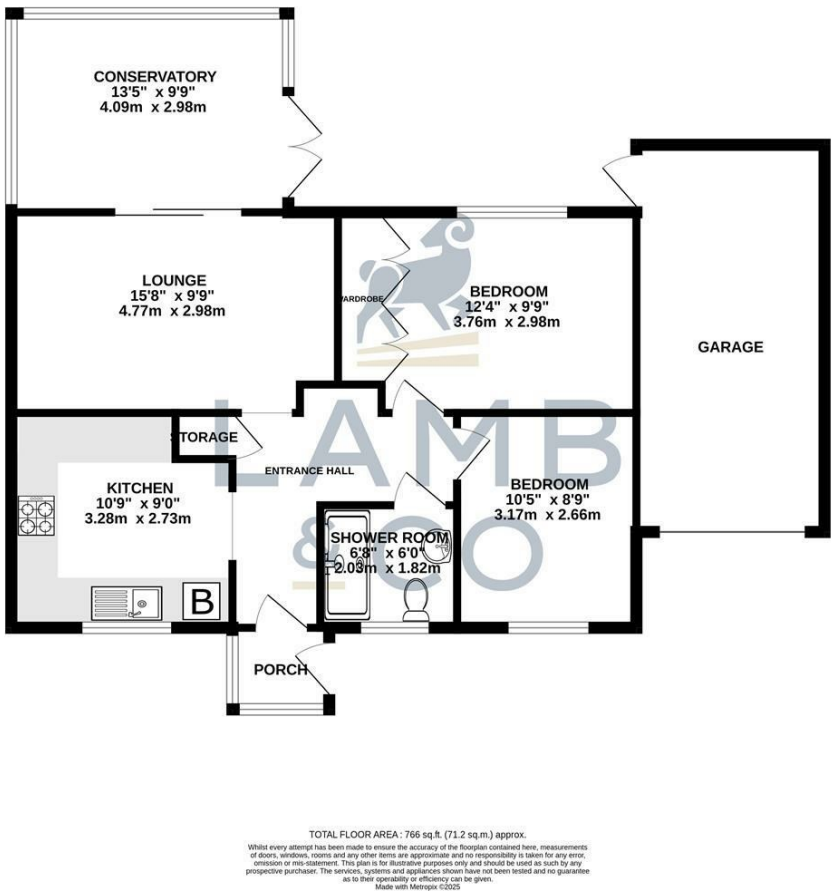
Map



EPC Graphs



Floorplan



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.