



LAMB & CO

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Inspired by property, driven by passion.



QUEENS ROAD, CLACTON-ON-SEA, CO15 1AB

PRICE £450,000

Located in the highly sought-after Royals area of Clacton-on-Sea, this exceptional three-bedroom detached bungalow has been completely refurbished throughout to an outstanding standard. The property offers a stylish and contemporary interior, featuring a spacious lounge, a beautifully fitted modern kitchen, and luxurious bathroom facilities. Each room has been finished with meticulous attention to detail, showcasing quality fixtures, fittings, and décor throughout. Externally, the home benefits from a private rear garden and ample off-road parking, all within a quiet and desirable residential setting close to local amenities and the seafront. This superb bungalow is ready to move straight into and must be viewed to fully appreciate the high level of finish and care that has gone into its renovation.

- Three Bedrooms
- No Onward Chain
- Royals Estate
- Fully Renovated
- Kitchen/Dining Room
- EPC - D

ENTRANCE HALL

LOUNGE

15'11" 12'9" (4.85m 3.89m)

BEDROOM TWO

15'00" 8'00" (4.57m 2.44m)

BEDROOM THREE

9'6" 9'00" (2.90m 2.74m)

BATHROOM

8'00" 7'2" (2.44m 2.18m)

BEDROOM ONE

13'00" 12'8" (3.96m 3.86m)

KITCHEN/DINING ROOM

26'3" 12'00" (8.00m 3.66m)

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

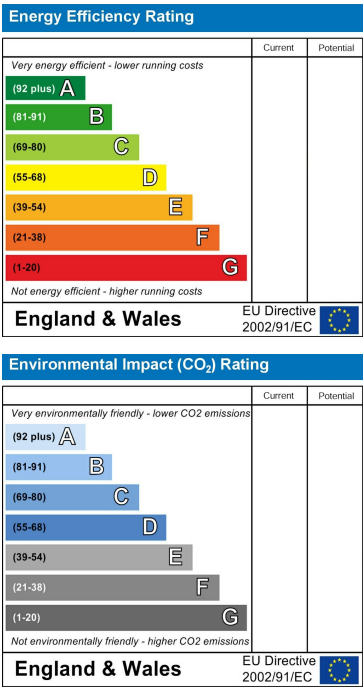
Seller's Position: No Onward Chain

Garden Facing: East

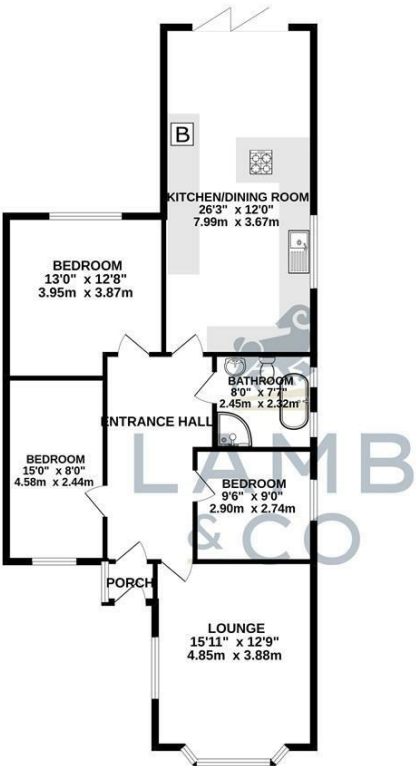
Map



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.