



LAMB & CO

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BURRSVILLE MEWS, CLACTON ON SEA, CO15 4NU

PRICE £435,000

Located in the popular area of Great Clacton, this three-bedroom detached bungalow is presented in stunning condition throughout, offering high-quality, single-level living ready to move straight into. The property features a spacious and bright lounge, a modern fitted kitchen, and three well-proportioned bedrooms, complemented by stylish bathroom facilities finished to an excellent standard.

- Three Bedrooms
- Immaculate Throughout
- En Suite
- Kitchen/Diner
- Single Garage
- EPC - E

ENTRANCE HALL



BEDROOM ONE

14'3" 12'00" (4.34m 3.66m)



KITCHEN/DINING ROOM

21'6" 15'6" (6.55m 4.72m)



EN SUITE

12'00" 3'2" (3.66m 0.97m)



LOUNGE

18'9" 16'4" (5.72m 4.98m)



BEDROOM TWO

15'3" 11'2" (4.65m 3.40m)



BEDROOM THREE

11'8" 8'5" (3.56m 2.57m)



BATHROOM

8'7" 6'5" (2.62m 1.96m)



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.

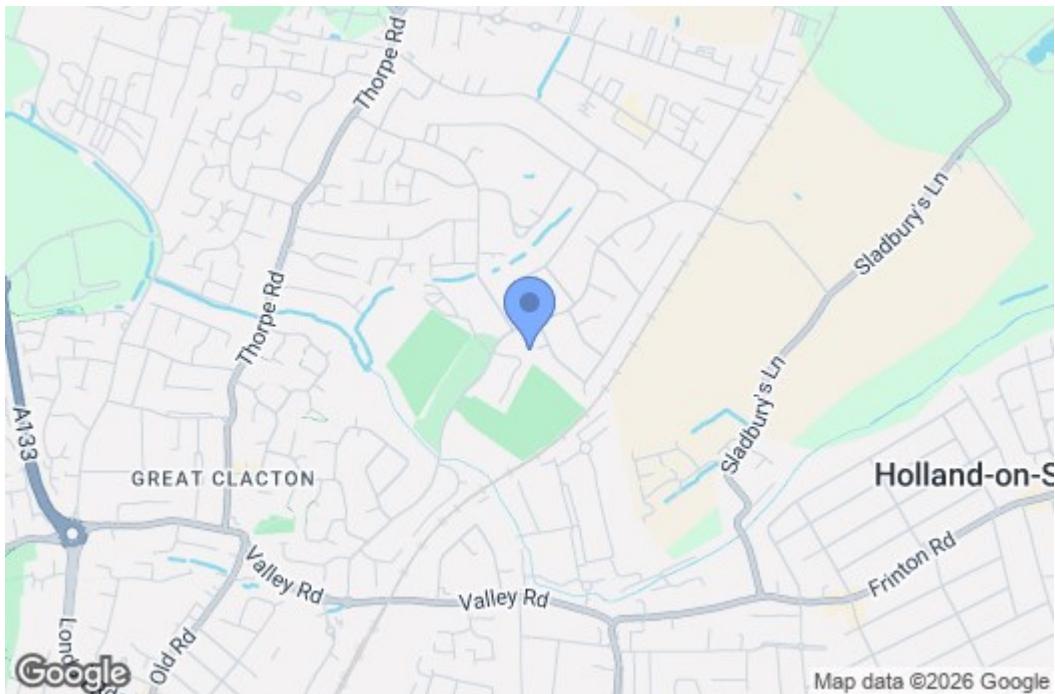
AML

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: E
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: South

Map

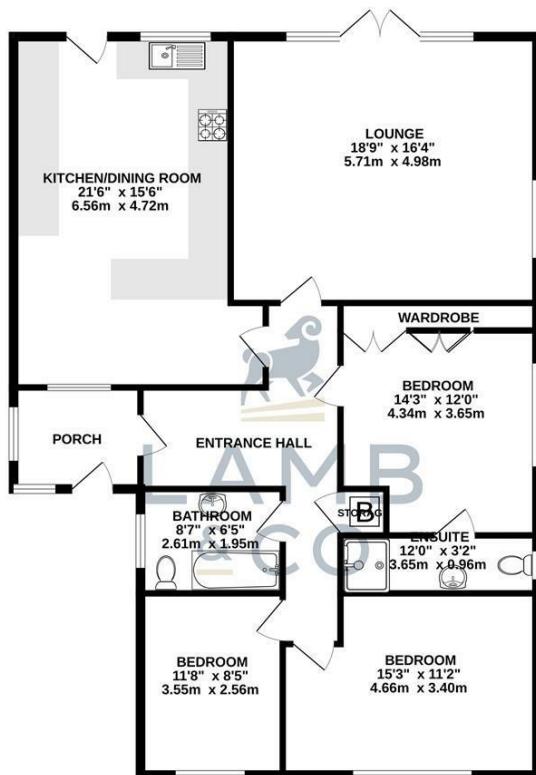


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 1320 sq ft. (122.6 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 inaccuracy. Prospective purchasers should not rely on this floorplan as a statement of fact and should make their own enquiries. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Measured May 2023

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.