



LAMB & CO

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Inspired by property, driven by passion.



OSPREYS, CLACTON-ON-SEA, CO15 4JA

PRICE £230,000

This beautifully presented two-bedroom semi-detached bungalow is located in the desirable area of Great Clacton. The property offers a spacious and modern living space, perfect for downsizers, first-time buyers, or investors. Inside, the bungalow features a bright and airy lounge, a well-fitted kitchen, two comfortable bedrooms, and a contemporary shower room. The property benefits from a low-maintenance rear garden, ideal for outdoor entertaining or relaxation.

- Two Bedrooms
- Shower Room
- Great Clacton
- Garage In Block
- No Onward Chain
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

SHOWER ROOM

8'1" 5'00" (2.46m 1.52m)

LOUNGE

14'7" 13'2" (4.45m 4.01m)



BEDROOM ONE

14'00" 13'2" (4.27m 4.01m)



BEDROOM TWO

11'2" 10'00" (3.40m 3.05m)



KITCHEN

14'7" 7'10" (4.45m 2.39m)



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.

Additional Info

Council Tax Band: B

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Three - Likely. O2, Vodafone & EE - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

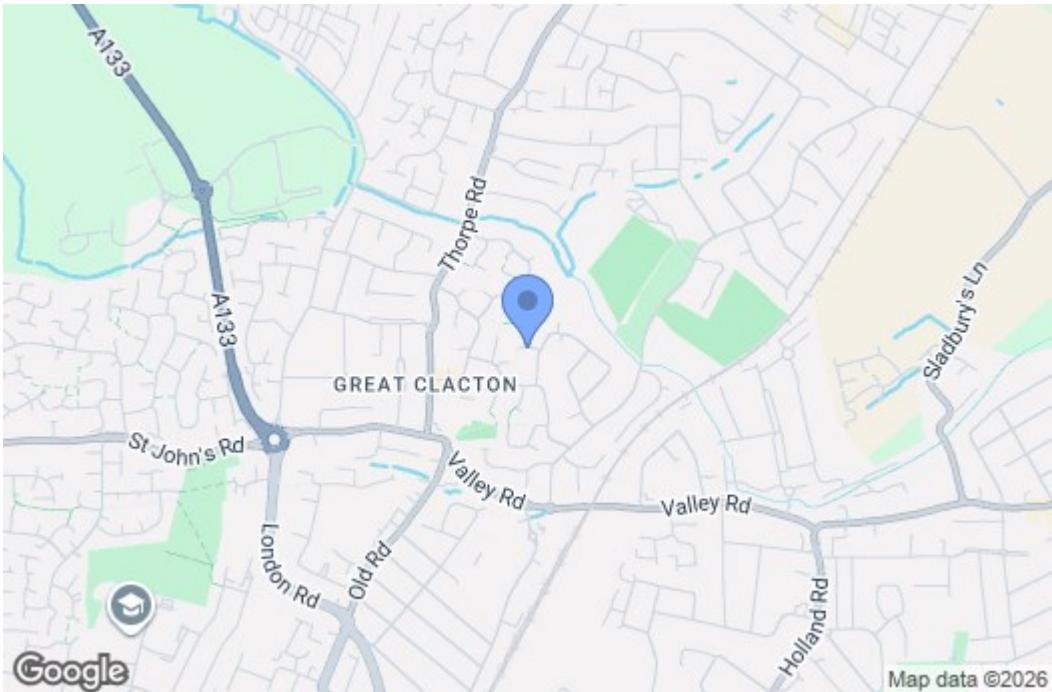
Flood Risk: Low Risk

Additional Charges:

Seller's Position: No Onward Chain

Garden Facing: East

Map

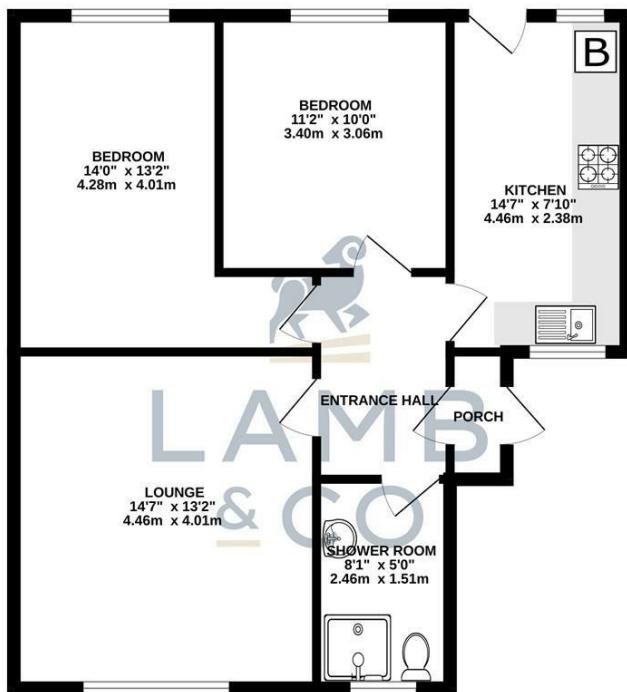


EPC Graphs

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: 679 sq.ft. (63.1 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. The floorplan is for illustrative purposes only and should not be relied on 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.

Made with Homeplan 2024

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.