



LAMB & CO

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Inspired by property, driven by passion.



BOCKINGS GROVE, CLACTON-ON-SEA, CO16 8DL

GUIDE PRICE £325,000

**** GUIDE PRICE £325,000 - £350,000 **** Situated in a desirable location within Clacton-on-Sea, this spacious four-bedroom detached bungalow offers versatile and well-proportioned accommodation throughout. The property features a generous living room, a fitted kitchen, four good-sized bedrooms, and a family bathroom, providing ample space for families, retirees, or those seeking single-storey living

- Four Bedrooms
- En Suite
- Conservatory
- Off Road Parking
- South Facing Garden
- EPC - C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM THREE

13'00" 8'00" (3.96m 2.44m)



BEDROOM ONE

15'9" 15'5" (4.80m 4.70m)



EN SUITE

8'3" 3'2" (2.51m 0.97m)

BEDROOM TWO

11'8" 9'9" (3.56m 2.97m)



BEDROOM FOUR

7'9" 7'6" (2.36m 2.29m)



SHOWER ROOM

7'9" 7'00" (2.36m 2.13m)

KITCHEN

11'3" 11'2" (3.43m 3.40m)



LOUNGE

18'00" 12'7" (5.49m 3.84m)



CONSERVATORY

10'7" 9'5" (3.23m 2.87m)

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

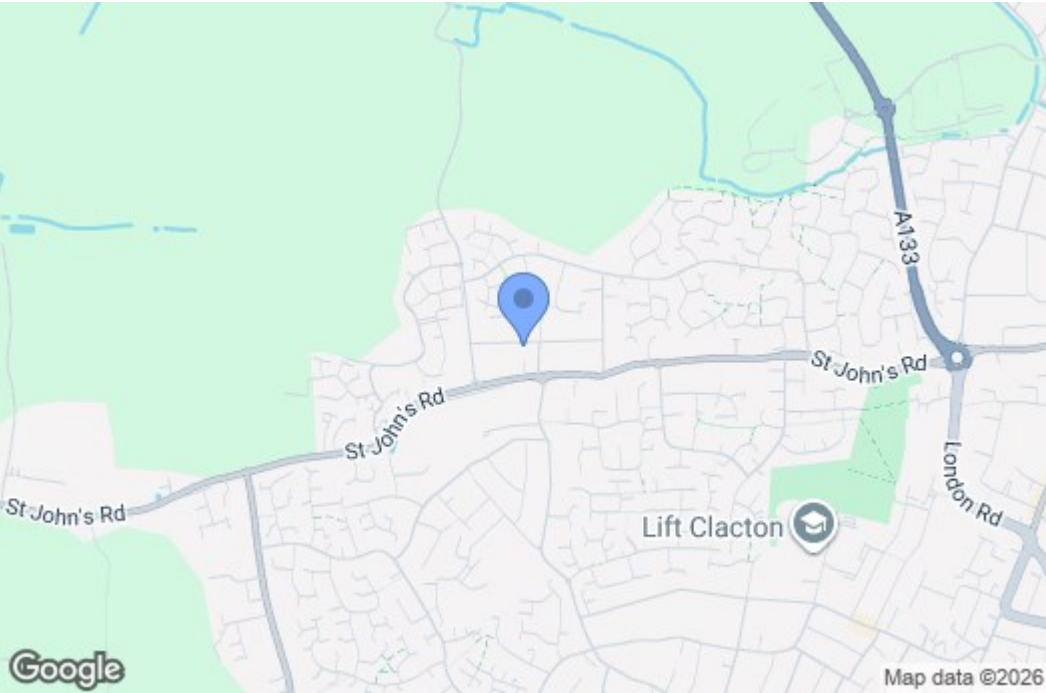
Flood Risk: Low

Additional Charges: No

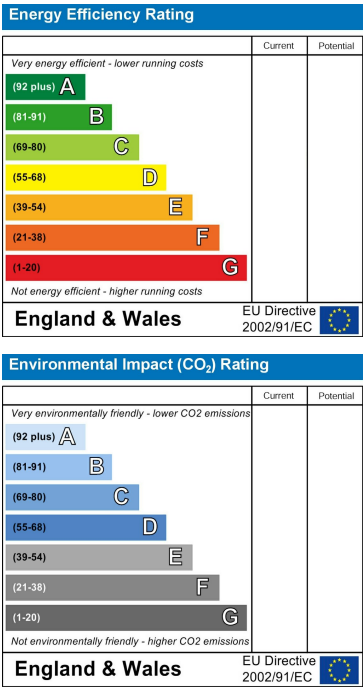
Seller's Position: Needs To Find

Garden Facing: South

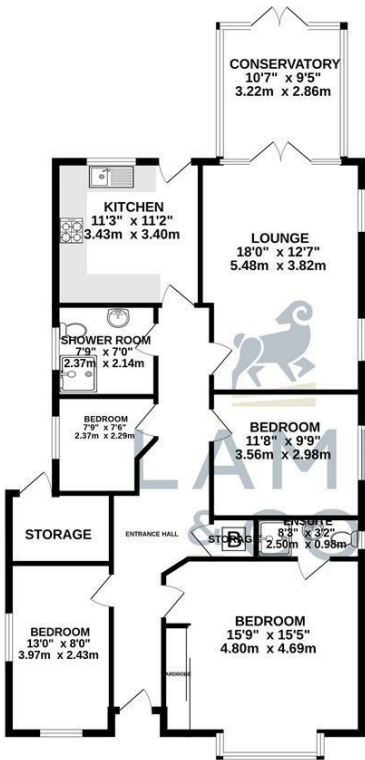
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1233 sq ft (114.5 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 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 is given as to their operability or efficiency can be given.
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