



LAMB & CO

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Inspired by property, driven by passion.



BERTRAM AVENUE, LITTLE CLACTON, CO16 9RG

PRICE £295,000

This beautifully presented bungalow offers a fantastic combination of spacious living, practicality, and outdoor appeal. The property benefits from off-road parking and a generous garden, providing excellent space for both relaxation and entertaining. Internally, the home features a well-designed wrap-around kitchen, a dedicated dining area, and a comfortable lounge.

- Two Bedrooms
- Off-Road Parking
- Dining Area
- Well-Presented
- Generous Garden
- EPC-D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM TWO

10'7 x 8'7 (3.23m x 2.62m)



BEDROOM ONE

16'6 x 11'6 (5.03m x 3.51m)



SHOWER ROOM

6'6 x 5'7 (1.98m x 1.70m)



KITCHEN

9'6 x 9'6 (2.90m x 2.90m)



DINING AREA

20'0 x 7'5 (6.10m x 2.26m)



LOUNGE

13'9 x 10'4 (4.19m x 3.15m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: B

Heating: Gas

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 72%

EE - 82%

Three - 76%

Vodafone - 76%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - High

Additional Charges: N/A

Seller's Position: Needs To Find

Garden Facing: North

Non-Standard Features to note: N/A

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

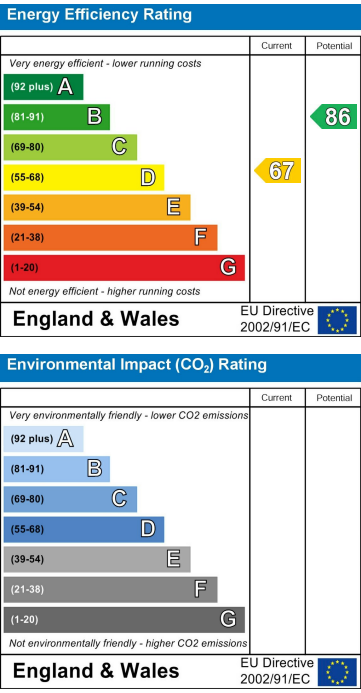
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



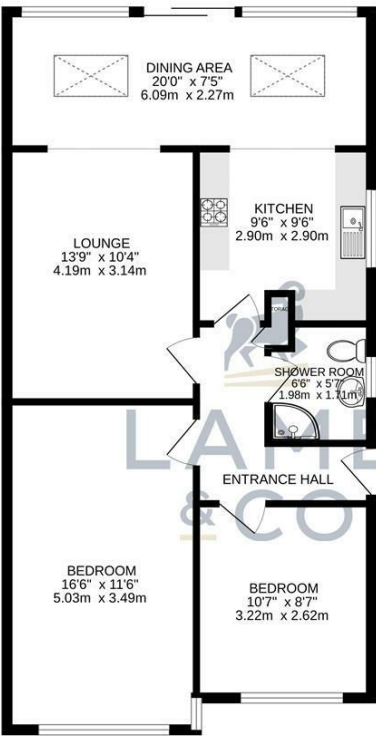
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 756 sq.ft. (70.3 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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