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**FAIRLOP CLOSE, CLACTON-ON-SEA, CO15 4UU**

**OIEO £225,000**

Situated in a quiet cul-de-sac in the sought-after Great Clacton area, this well-presented bungalow offers two double bedrooms, a spacious lounge, and a bright conservatory perfect for year-round enjoyment. Outside, the property boasts off-road parking, a garage, and a generous garden. Sold with no onward chain.

- Two Bedrooms
- Conservatory
- Cul-De-Sac Setting
- Off-Road Parking & Garage
- Wet Room & Separate WC
- Great Clacton
- No Onward Chain
- EPC C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY

#### WC

5'6 x 2'4 (1.68m x 0.71m)

#### WET ROOM

5'5 x 5'0 (1.65m x 1.52m)

#### KITCHEN

10'0 x 9'0 (3.05m x 2.74m)

#### BEDROOM TWO

10'3 x 9'0 (3.12m x 2.74m)

#### BEDROOM ONE

10'7 x 9'3 (3.23m x 2.82m)

#### LOUNGE/DINING ROOM

20'0 x 12'0 (6.10m x 3.66m)

#### CONSERVATORY

16'0 x 7'9 (4.88m x 2.36m)

#### OUTSIDE

#### OUTSIDE REAR

## Material Information

Council Tax Band: C

Heating: Gas

Services: Mains

Broadband: Superfast

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

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Surface water- very low, Rivers & sea- very low.

Additional Charges: No

Seller's Position: No onward chain

Garden Facing: West

## AML

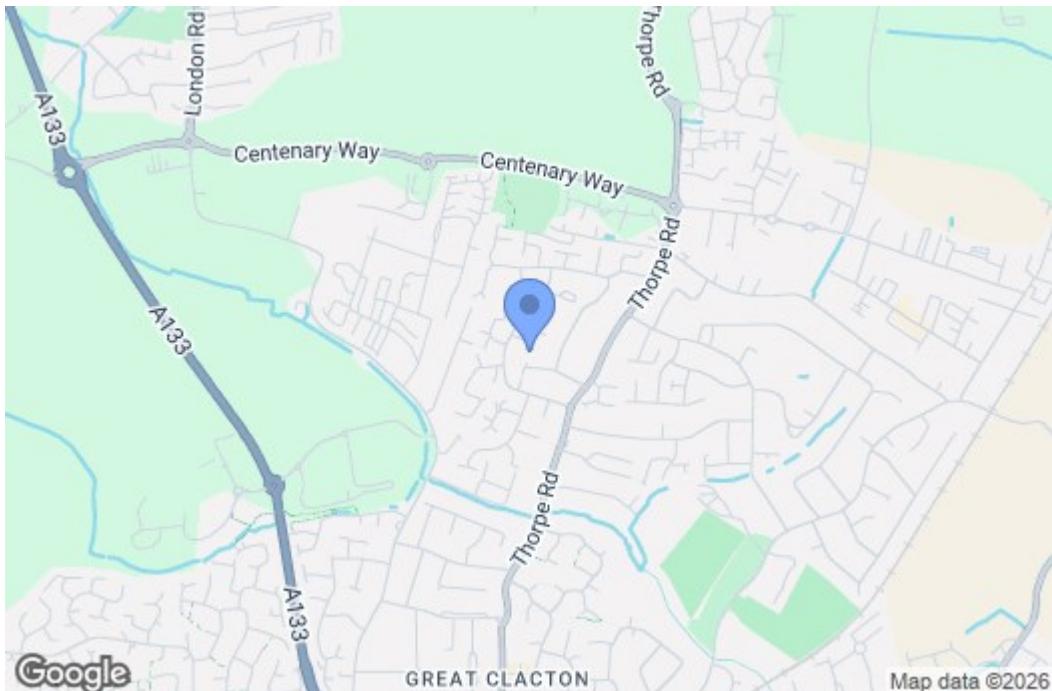
### ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

## 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.

## Map

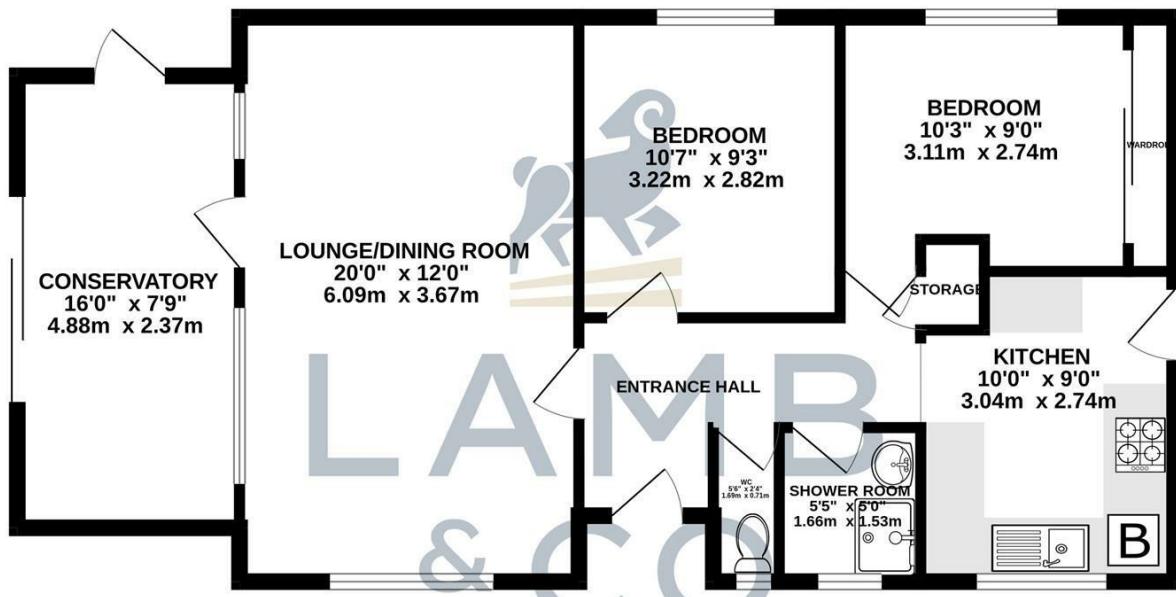


## EPC Graphs

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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 as to their operability or efficiency can be given.  
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