



LAMB & CO

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Inspired by property, driven by passion.



THORPE ROAD, CLACTON-ON-SEA, CO15 4NT

GUIDE PRICE £410,000

Guide price £410,000-£425,000 This beautifully refurbished four-bedroom detached bungalow in Clacton-on-Sea offers spacious and modern living throughout. The property features a bright and airy lounge, a contemporary kitchen/dining area, and four well-proportioned bedrooms (one currently used as office space), including a master with en-suite. Finished to a high standard, the home boasts quality fittings and stylish decor. Externally, the bungalow benefits from a well-maintained garden, ideal for outdoor relaxation and entertaining, along with a private driveway providing ample parking. This exceptional home combines comfort with convenience.

- Four Bedrooms
- Off Road Parking
- Utility Room
- En Suite
- Kitchen/Dining Area
- WC
- High Standard Throughout
- EPC - D



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



W.C

4'00" 3'00" (1.22m 0.91m)

BEDROOM FOUR

13'3" 7'9" (4.04m 2.36m)

KITCHEN/DINING AREA

27'5" 21'3" (8.36m 6.48m)



LOUNGE

15'1" 13'00" (4.60m 3.96m)



BATHROOM

9'2" 7'9" (2.79m 2.36m)



BEDROOM TWO

10'4" 10'1" (3.15m 3.07m)

UTILITY ROOM

9'00" 8'00" (2.74m 2.44m)



EN SUITE

9'00" 3'2" (2.74m 0.97m)



BEDROOM THREE

12'00" 7'3" (3.66m 2.21m)



OUTSIDE



BEDROOM ONE

13'8 x 11'1 (4.17m x 3.38m)



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: C

Heating: Gas

Services: All Mains

Broadband:

Mobile Coverage:

Construction: Conventional

Restrictions: No

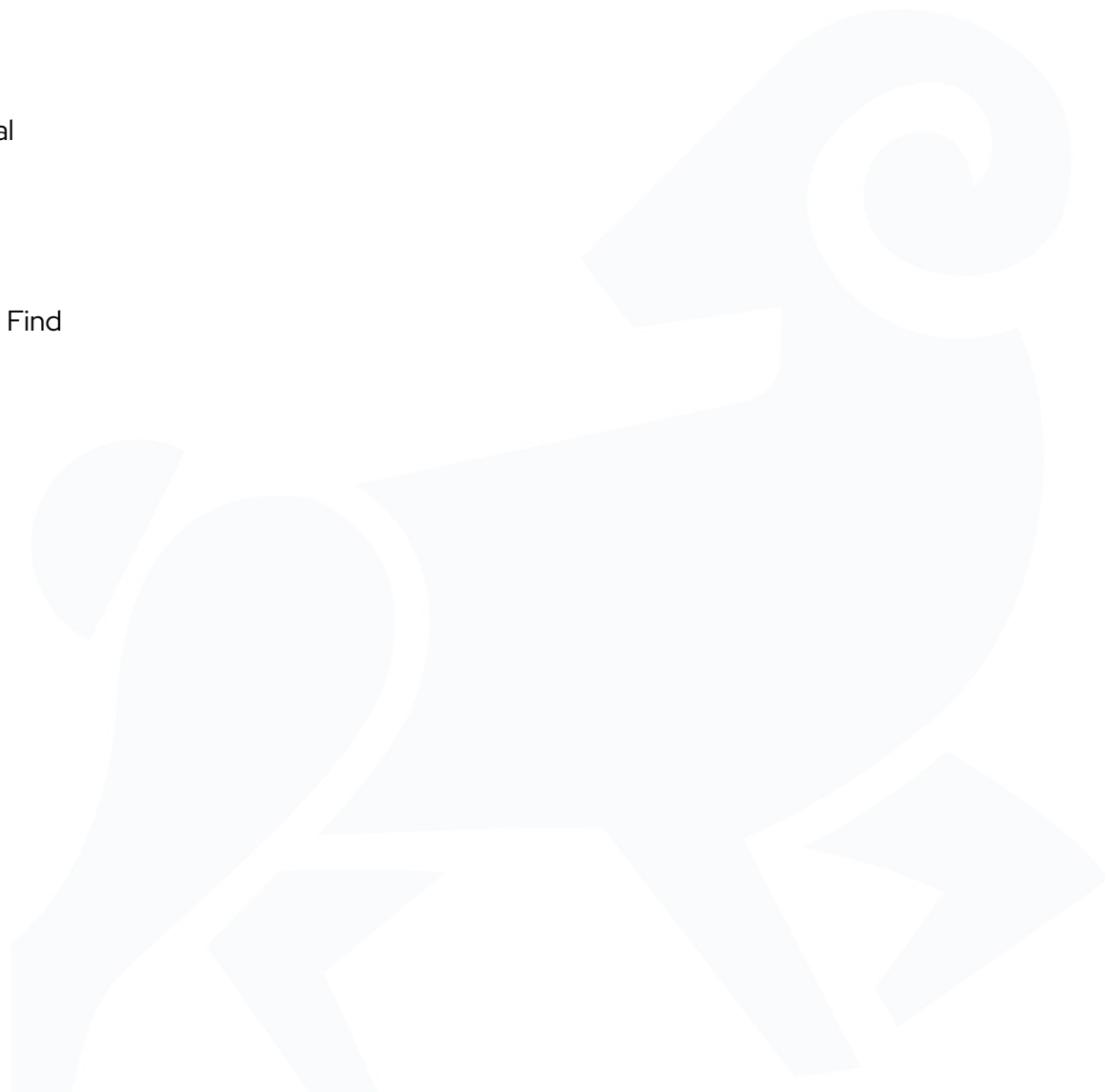
Rights & Easements: No

Flood Risk: Low

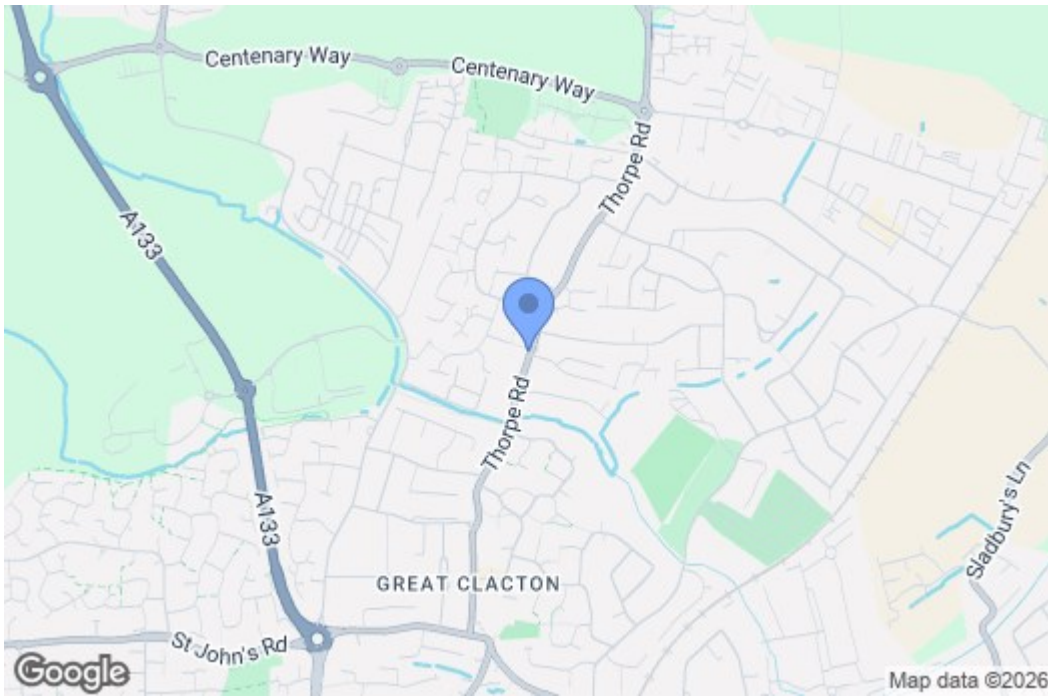
Additional Charges: No

Seller's Position: Needs To Find

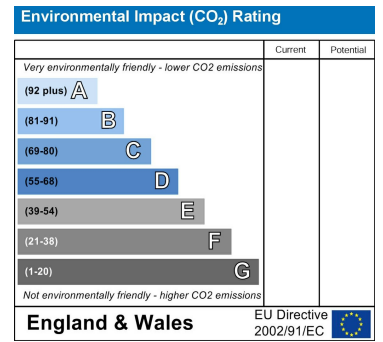
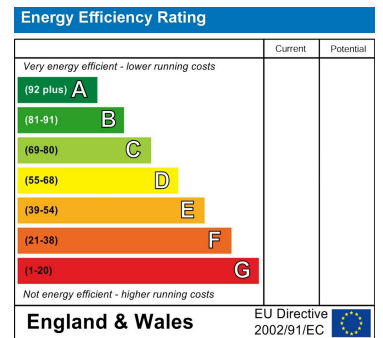
Garden Facing: West



Map

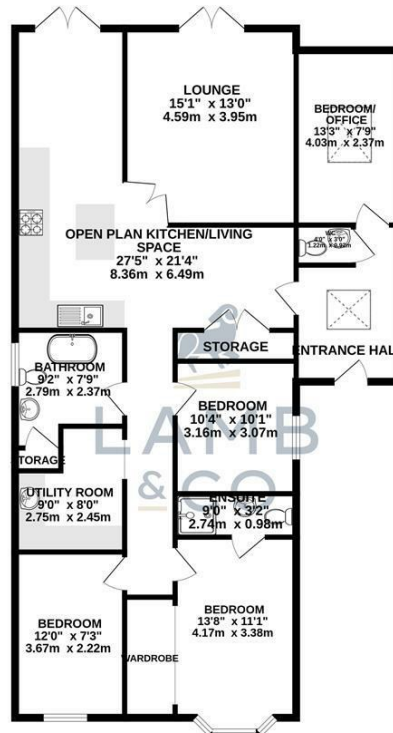


EPC Graphs



Floorplan

GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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