



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



INGLENOOK, CLACTON-ON-SEA, CO15 4SL OFFERS IN EXCESS OF £237,000

This two-bedroom detached bungalow in Great Clacton is offered for sale with no onward chain, simplifying the buying process. The property includes two well-proportioned bedrooms and is set on a single level, making it an excellent option for retirees, small families, or those looking to downsize. While it's in need of some modernisation, this bungalow offers an ideal canvas for buyers to update and personalize to their taste.

- Two Bedrooms
- Great Clacton
- Garage & Off Road Parking
- In Need of Modernisation
- No Onward Chain
- EPC TBC

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Entrance Hall

Kitchen

10'10" x 10'3" (3.30m x 3.12m)



Lounge/Diner

19'4" x 14'0" (5.89m x 4.27m)



Bedroom One

14'0" x 12'0" (4.27m x 3.66m)



Bedroom Two

10'10" x 9'4" (3.30m x 2.84m)



WC

7'4" x 2'9" (2.24m x 0.84m)



Shower Room

7'4" x 5'0" (2.24m x 1.52m)



Rear Aspect



Garden



Additional Info

Council Tax Band: C

Heating: Gas

Services: Mains

Broadband: Ultrafast

Mobile Coverage: EE, Three, O2, Vodaphone-Limited

Construction: Conventional

Restrictions: n/a

Rights & Easements: n/a

Flood Risk: Very Low

Additional Charges: n/a

Seller's Position: No Onward Chain

Garden Facing: North East

Front Aspect



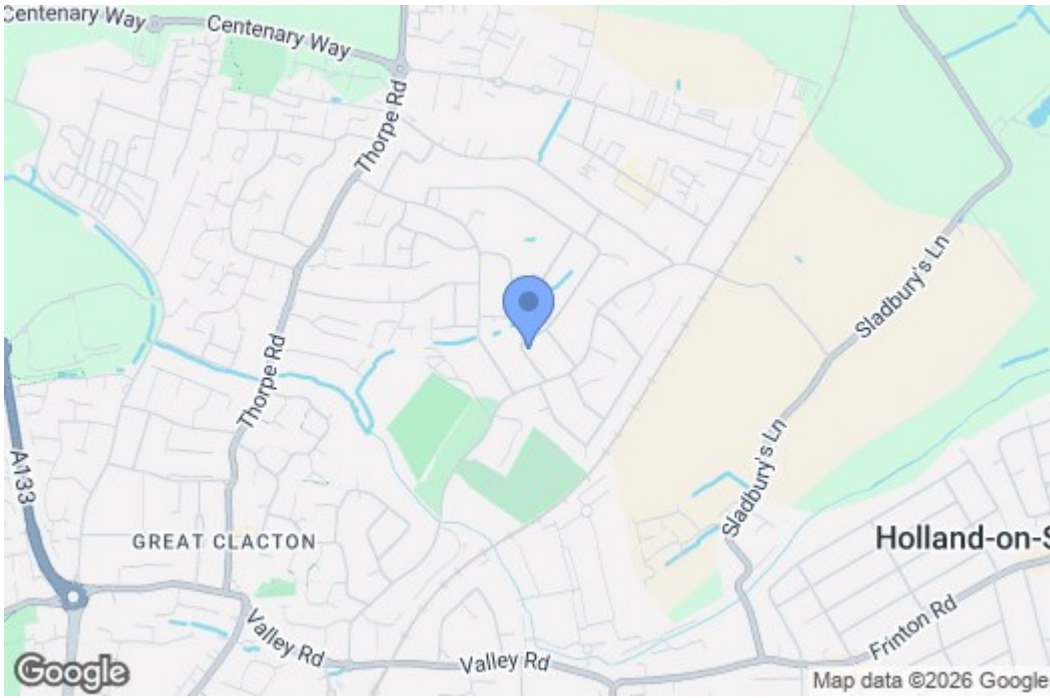
Agents Note Sales

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.

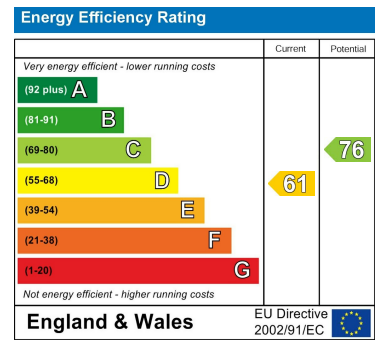
AML

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.

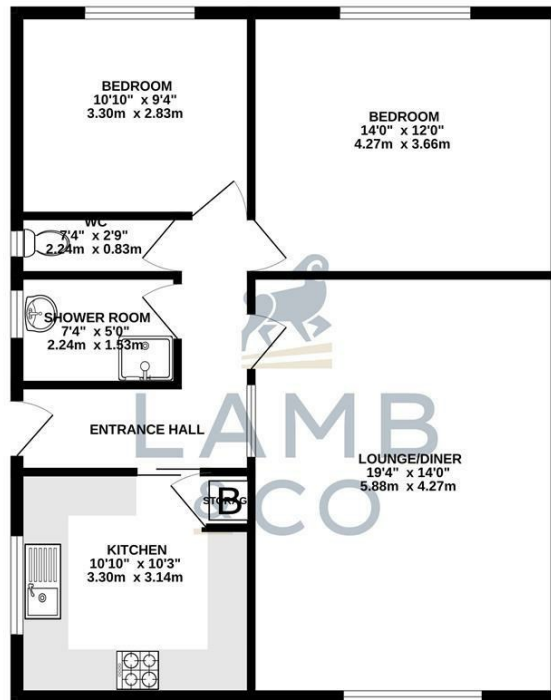
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 775 sq ft. (72.0 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.
 Made with Metropix 12024

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.