



LAMB & CO

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## FEVERILLS ROAD, CLACTON-ON-SEA, CO16 9LZ

PRICE £295,000

Situated in the sought-after village of Little Clacton, this well-presented three-bedroom semi-detached chalet bungalow offers spacious and versatile accommodation, ideal for families, downsizers or those seeking flexible living. The property enjoys attractive open field views to the rear, creating a peaceful semi-rural setting. Further benefits include a double garage, ample off-road parking, and well-maintained gardens, making this an excellent opportunity to acquire a home combining village convenience with countryside surroundings. Early viewing is highly recommended.

- Three Bedrooms
- Double Garage
- Little Clacton
- Dining Room
- Field Views
- EPC - TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### SHOWER ROOM

6'2" 5'3" (1.88m 1.60m )



### BEDROOM THREE

9'7" 7'8" (2.92m 2.34m )



### BEDROOM TWO

10'3" 9'7" (3.12m 2.92m )



### LOUNGE

13'5" 11'2" (4.09m 3.40m)



### KITCHEN

10'00" 8'4" (3.05m 2.54m )



## DINING ROOM

10'00" 9'6" (3.05m 2.90m )

## CONSERVATORY

10'00" 9'7" (3.05m 2.92m )



## DRESSING ROOM

8'00" 5'00" (2.44m 1.52m )



## BEDROOM ONE

13'00" 10'00" (3.96m 3.05m )



## 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: C

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Oil

Mains water - Yes

Mains drainage - Yes

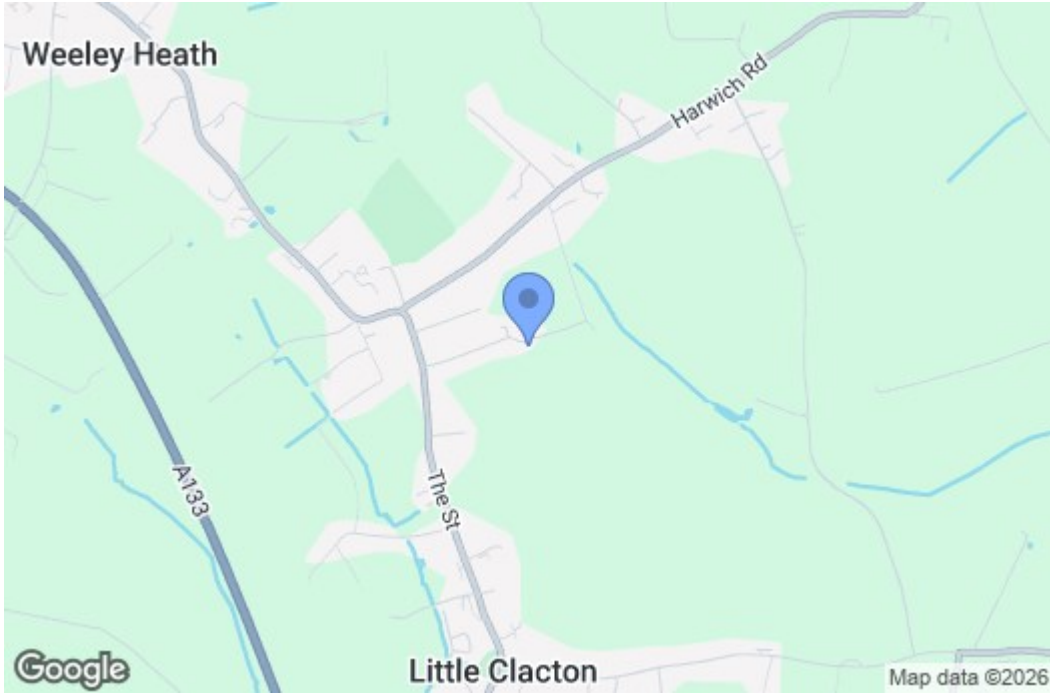
Other - No

Broadband: Ultrafast

Mobile Coverage: Good  
O2 - Good  
EE - Good  
Three - Good  
Vodafone - Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Rivers & Sea - Low  
Surface Water - Low  
Additional Charges: No  
Seller's Position: Needs To Find  
Garden Facing: South  
Non-Standard Features to note: No



## Map

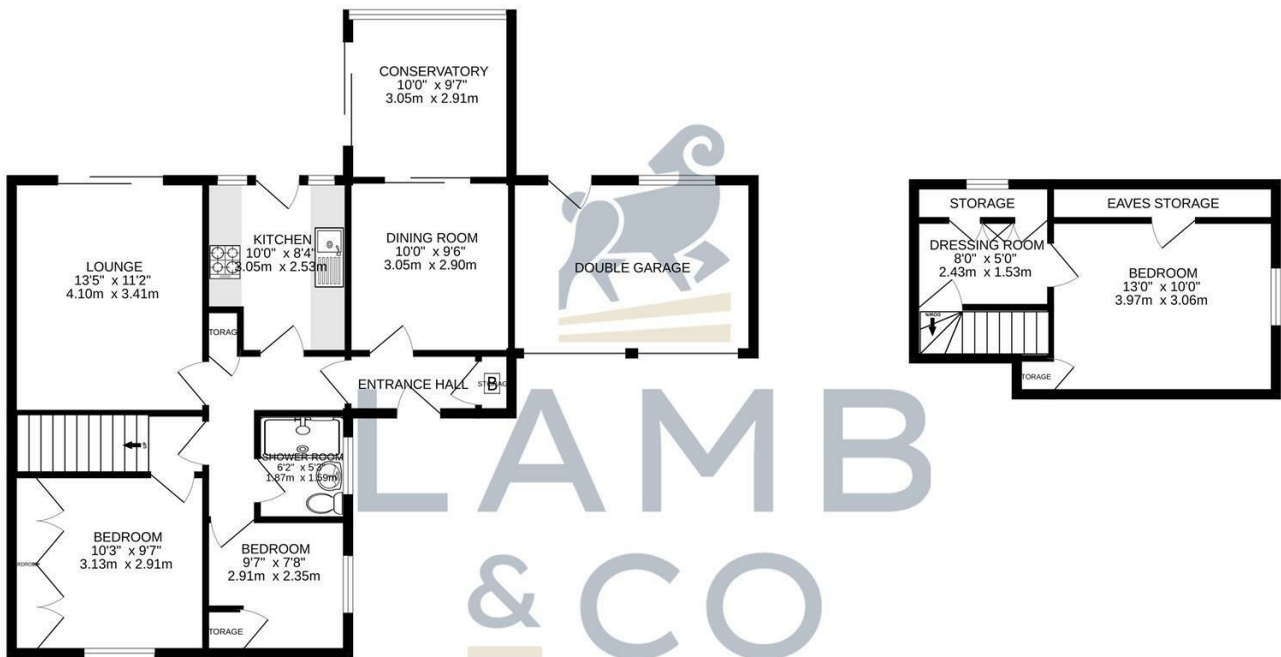


## EPC Graphs

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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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