



LAMB & CO

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Inspired by property, driven by passion.



## AMERELLS ROAD, CLACTON-ON-SEA, CO16 9HA

### GUIDE PRICE £300,000

GUIDE PRICE £300,000 - £325,000. Located in the peaceful village of Little Clacton, this well-presented two-bedroom semi-detached bungalow offers spacious living with picturesque field views and a generous south-facing garden.

- Two Bedrooms
- South Facing Garden
- Conservatory
- Field Views
- Little Clacton
- EPC - TBC

## ENTRANCE HALL

## BEDROOM TWO

9'9" 9'2" (2.97m 2.79m)



## BEDROOM ONE

16'3" 10'8" (4.95m 3.25m)



## SHOWER ROOM

6'6" 5'5" (1.98m 1.65m)



## LOUNGE

14'00" 11'00" (4.27m 3.35m)



## KITCHEN

12'00" 9'2" (3.71m 2.79m)



## CONSERVATORY

19'8" 9'00" (5.99m 2.74m)



## 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

Broadband: Ultrafast

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

Construction: Conventional

Restrictions: No

Rights & Easements: No

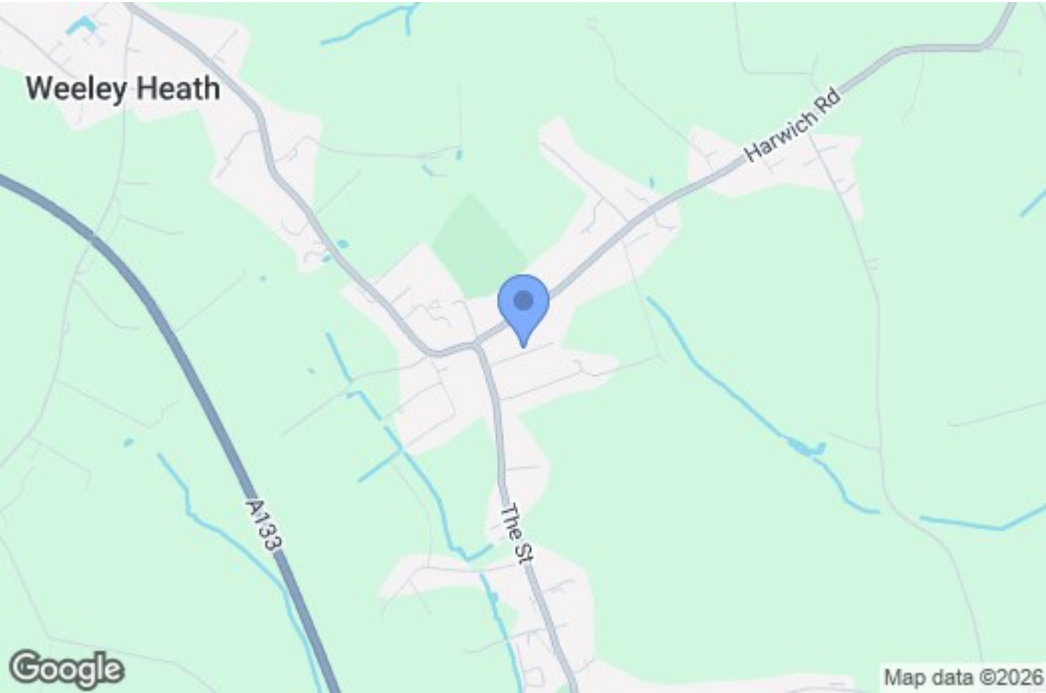
Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: South

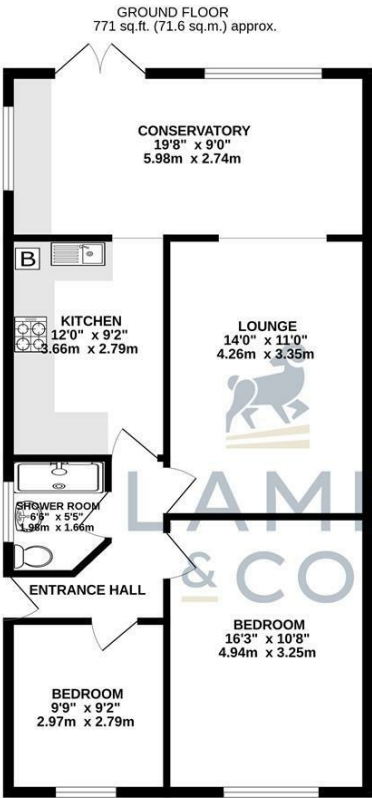
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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 to their operability or efficiency can be given.

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