



LAMB & CO

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



REIGATE AVENUE, CLACTON-ON-SEA, CO16 8FB

PRICE £240,000

A two-bedroom bungalow situated on the Cann Hall Estate. The property benefits from a conservatory, off-road parking and a garage, providing additional storage and practical living space. Offering comfortable single-level accommodation, this property presents an excellent opportunity for those looking for a bungalow in a well-established residential setting with no onward chain.

- Two Bedrooms
- Off-Road Parking & Garage
- Conservatory
- No Onward Chain
- Cann Hall
- EPC-TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALLWAY

BEDROOM TWO

9'7 x 8'7 (2.92m x 2.62m)



BEDROOM ONE

12'7 x 10'3 (3.84m x 3.12m)



BATHROOM

7'2 x 5'5 (2.18m x 1.65m)



LOUNGE

17'0 x 15'3 (5.18m x 4.65m)



KITCHEN

10'1 x 8'7 (3.07m x 2.62m)



CONSERVATORY

17'0 x 7'3 (5.18m x 2.21m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Superfast

Mobile Coverage:

O2 - 72%

EE - 82%

Three - 76%

Vodafone - 76%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: East

Non-Standard Features to note: N/A

Agents Note Sales

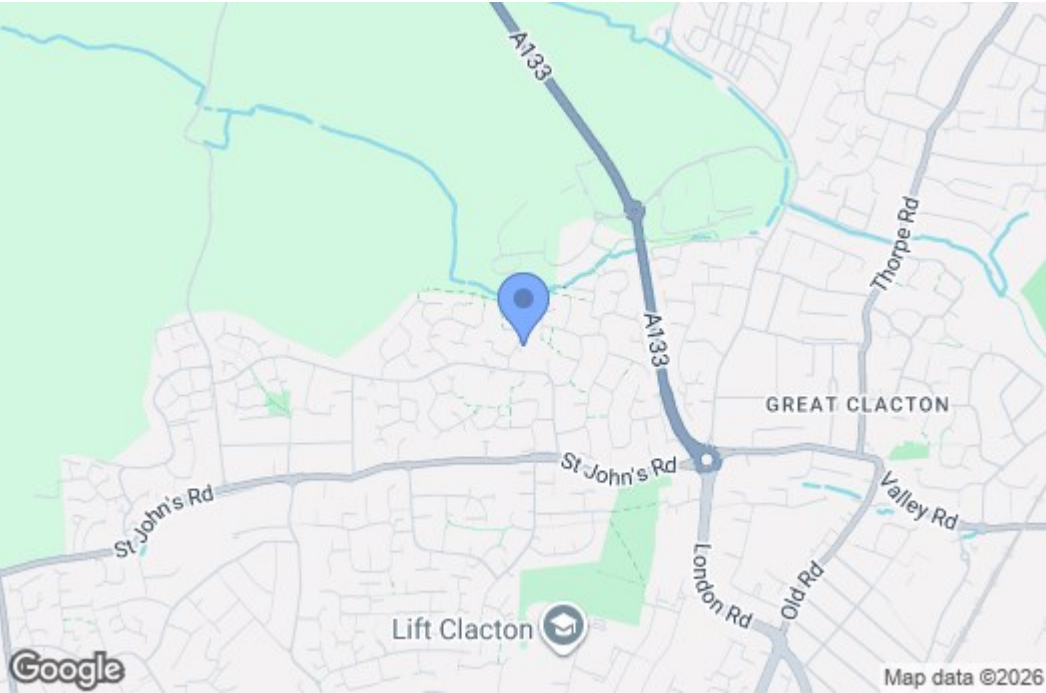
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

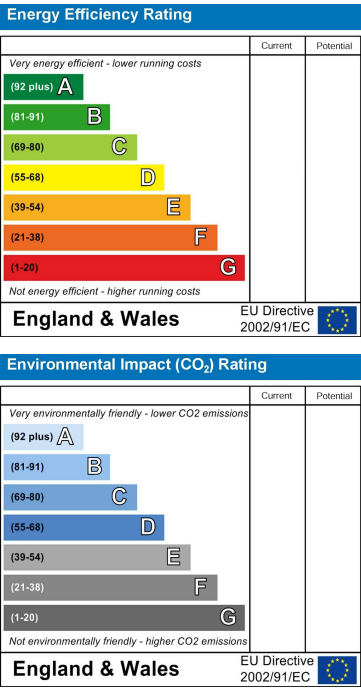
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

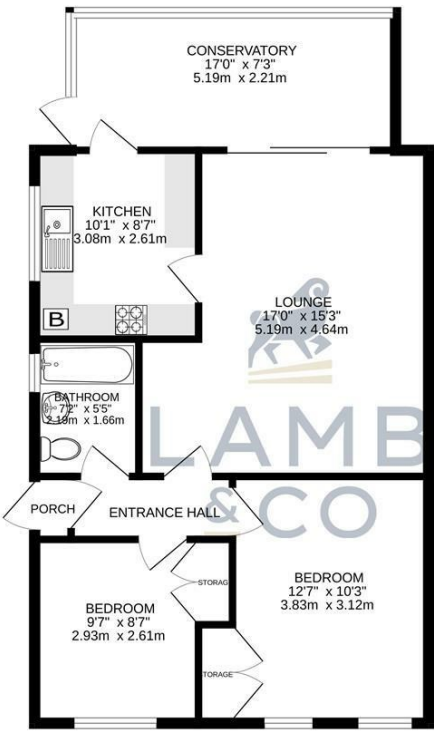
Map



EPC Graphs



Floorplan



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