



LAMB & CO

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Inspired by property, driven by passion.



NEW TOWN ROAD, CLACTON-ON-SEA, CO16 0LU

PRICE £350,000

Situated on a sought-after private road in the charming village of Thorpe-Le-Soken, this well-presented 2-bedroom detached bungalow offers stylish and comfortable living with no onward chain. The property boasts two generously sized bedrooms, each benefiting from its own en-suite bathroom for added luxury. A bright and airy conservatory with underfloor heating provides additional living space, ideal for relaxing or entertaining. With modern finishes throughout and a peaceful, private setting, this home is perfect for those seeking low-maintenance, single-level living in a desirable location.

- Two Bedrooms
- Extended
- Village Location
- No Onward Chain
- Well Presented Throughout
- EPC C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



ENSUITE



BEDROOM TWO

11'0" x 9'0" (3.35m x 2.74m)



BEDROOM ONE

12'0" x 11'7" (3.66m x 3.53m)



ENSUITE



W/C



CONSERVATORY

10'5" x 10'5" (3.18m x 3.18m)



LOUNGE

15'3" x 13'0" (4.65m x 3.96m)



OUTSIDE REAR



KITCHEN/BREAKFAST ROOM

13'8" x 11'2" (4.17m x 3.40m)



OUTSIDE FRONT



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.

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.

Material Information

Council Tax Band: B

Heating: Gas

Services: Mains water & electric. Sewage: Septic tank

Broadband: Ultrafast

Mobile Coverage: Three, O2, EE & Vodafone

Construction: Timber framed

Restrictions: N/A

Rights & Easements: N/A

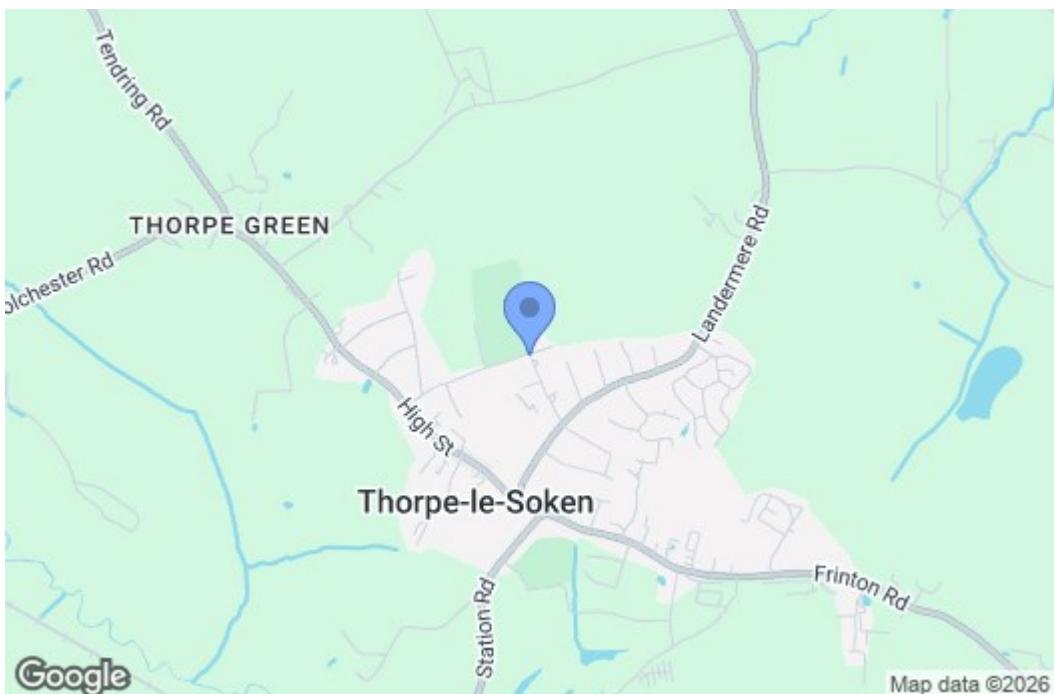
Flood Risk: Surface water: Very low. Rivers and sea: Very low.

Additional Charges: N/A

Seller's Position: No onward chain

Garden Facing: South

Map

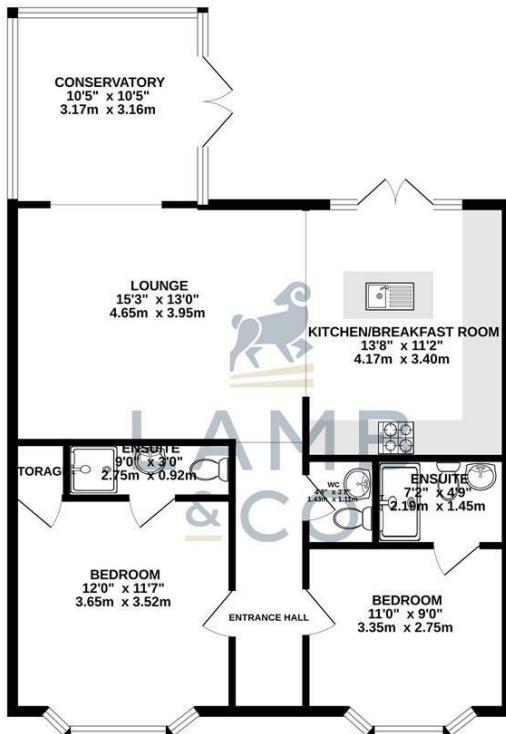


EPC Graphs

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 868 sq ft. (80.6 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 inaccuracy. Prospective purchasers should not rely on this floorplan as a statement of fact. Prospective purchasers should make their own independent enquiries. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Measured May 2023

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.