



LAMB & CO

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Inspired by property, driven by passion.



FRESHWATER LANE, CLACTON-ON-SEA, CO15 4JZ

PRICE £290,000

Refurbished top to toe, this modern detached bungalow is located in a peaceful cul-de-sac in Great Clacton and benefits from garage, driveway and no onward chain. Internally the property boasts a superior finish including; oak internal doors, LVT flooring, new carpets, spotlights throughout, new central heating system, orangery extension, fully tiled bathroom with bath/shower, luxury kitchen with integrated oven, microwave, hob, hood, washer/dryer & 60/40 fridge freezer.

- Modern Two Bedroom Detached Bungalow
- Orangery Extension
- No Onward Chain
- Fully Refurbished
- Cul-De-Sac Position
- South Facing Garden
- Garage & Driveway
- EPC D*

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



BEDROOM TWO

11'3 x 8'2 (3.43m x 2.49m)



BEDROOM ONE

11'2 x 10'2 (3.40m x 3.10m)



BATHROOM

7'3 x 4'10 (2.21m x 1.47m)



KITCHEN

10'7 x 8'5 (3.23m x 2.57m)



LOUNGE

14'8 x 13'1 (4.47m x 3.99m)



FRONT



ORANGERY

20' x 9'4 (6.10m x 2.84m)



REAR



OUTSIDE

GARAGE

16'8" x 8'7" (5.1 x 2.63)

Power & Light

MATERIAL INFO

Council Tax Band:

EPC: D* *Improvements have been made since the EPC was carried out which we feel would have improved the current rating

Heating: Gas central heating

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast fibre available (up to 2,000Mbps)

Mobile Coverage:

O2 - 77%

EE - 78%

Three - 76%

Vodafone - 79%

Construction: Cavity wall

Restrictions: None

Rights & Easements: None known

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very low

Additional Charges: None

Seller's Position: Vacant

Garden Facing: South

Non-Standard Features to note: None

AGENT NOTE

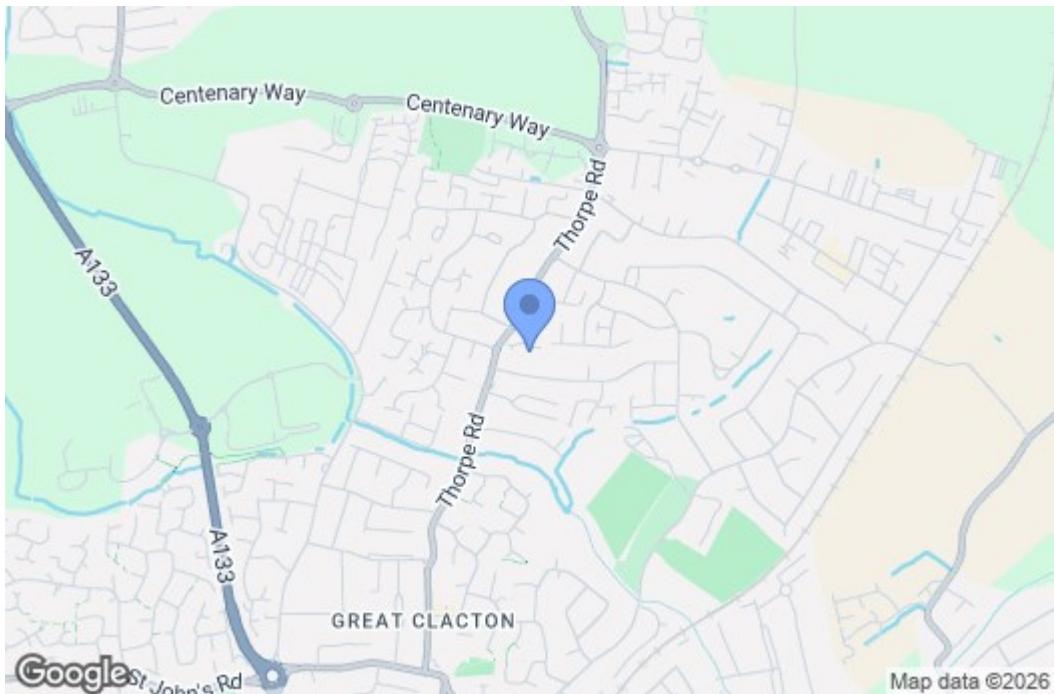
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI MONEY LAUNDERING

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

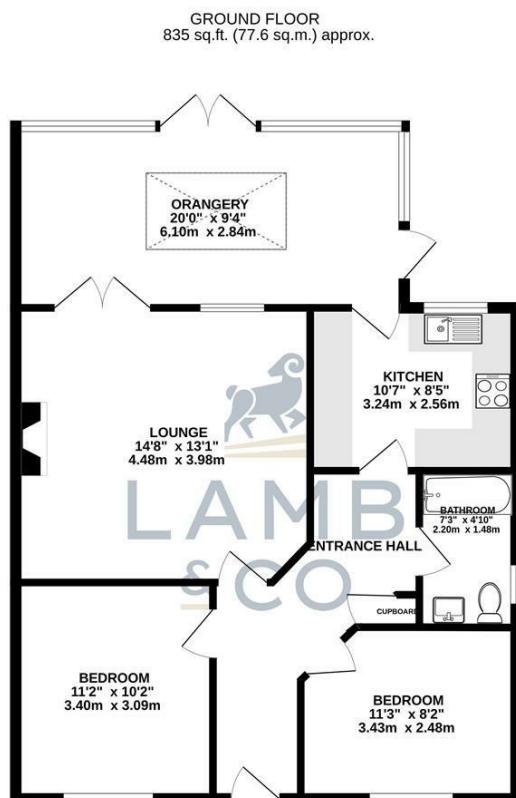


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			67
(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: 835 sq ft. (77.6 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 misstatement. The floorplan is for illustrative purposes only and should not 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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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.