



LAMB & CO

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Inspired by property, driven by passion.



HIGHLANDS GROVE, CLACTON-ON-SEA, CO15 4SY GUIDE PRICE £350,000

Guide Price £350,000 - £375,000. Originally designed as a three bedroom and situated in a peaceful Great Clacton cul-de-sac, this charming bungalow boasts a conservatory, maximising living space; an en suite to bedroom one; and two double bedrooms. Externally the property offers an integral garage and driveway parking.

- Two Bedrooms
- En Suite
- Off-Road Parking & Garage
- Conservatory
- Well Presented
- EPC C



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

BATHROOM

10'5 x 6'5 (3.18m x 1.96m)



BEDROOM TWO

10'5 x 9'5 (3.18m x 2.87m)



BEDROOM ONE

14'7 x 11'8 (4.45m x 3.56m)



EN SUITE

8'3 x 4'3 (2.51m x 1.30m)

OPEN PLAN LIVING AREA

32'10 x 16'2 (10.01m x 4.93m)



CONSERVATORY

12'0 x 8'7 (3.66m x 2.62m)



OUTSIDE

OUTSIDE REAR

Agents Note Sales

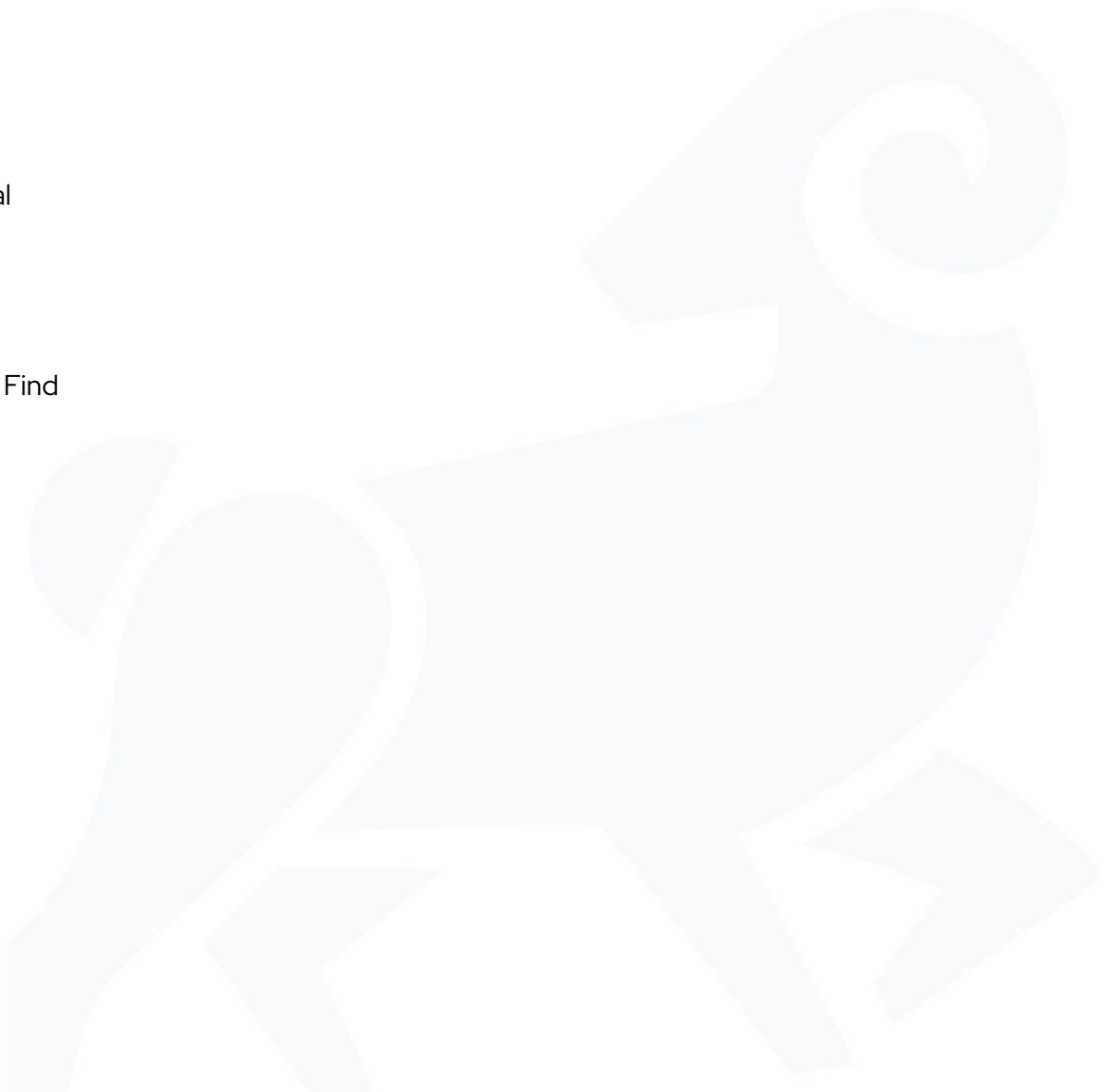
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

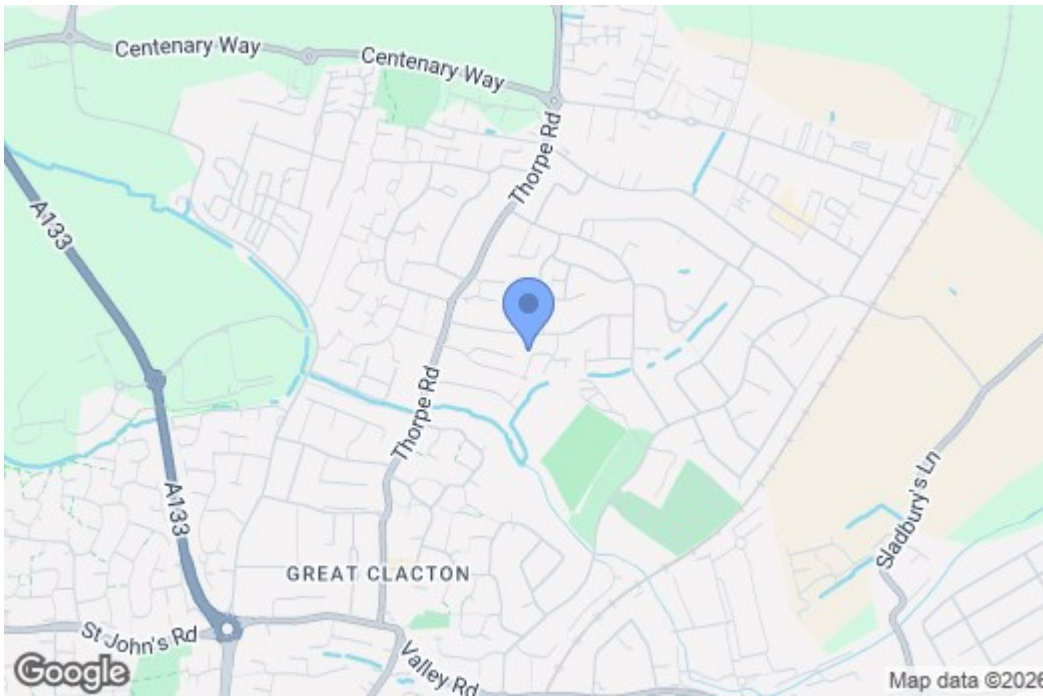
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

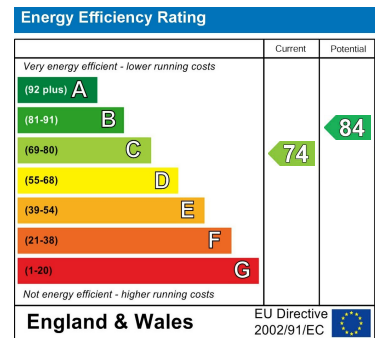
Council Tax Band: D
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: East



Map

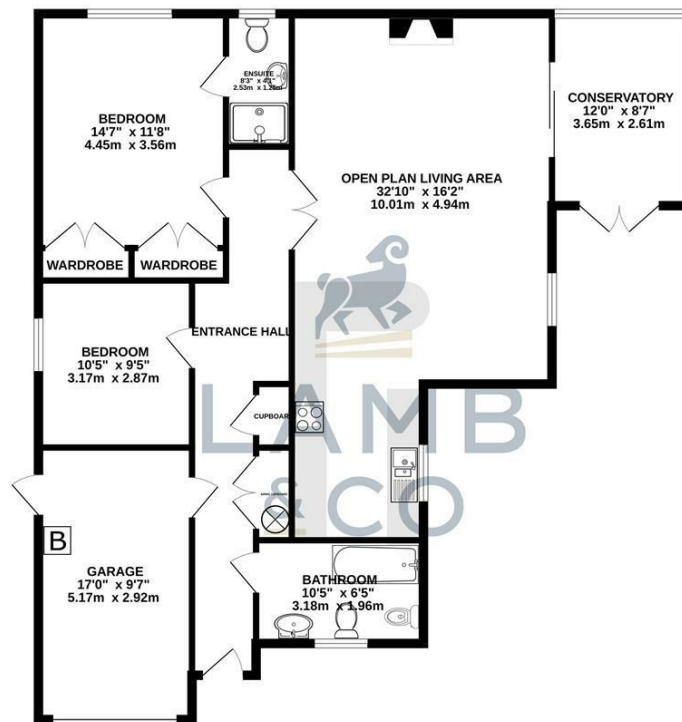


EPC Graphs



Floorplan

GROUND FLOOR
1276 sq.ft. (118.5 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 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. 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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