



LAMB & CO

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Inspired by property, driven by passion.



CONNAUGHT ROAD, CLACTON-ON-SEA, CO16 9EL

GUIDE PRICE £440,000

Guide Price £440,000 - £450,000. Situated in the popular Essex village of Weeley, this impressive three-bedroom detached bungalow was built in 2023 and offers contemporary single-storey living in a peaceful semi-rural setting. Designed to a high specification throughout, the property combines modern comfort with energy-efficient construction and enjoys attractive open field views to the rear, creating a wonderful sense of space and tranquillity.

- Three Bedrooms
- Open Plan Living
- Field Views
- Built In 2023
- En Suite
- EPC - B

Opening paragraph

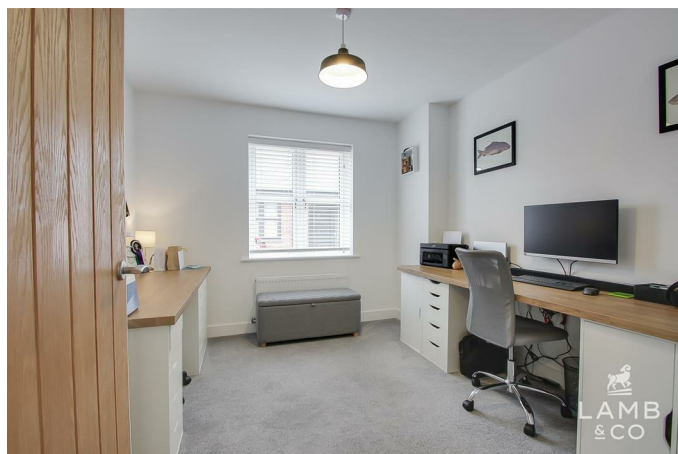
Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM THREE

10'8" 10'00" (3.25m 3.05m)



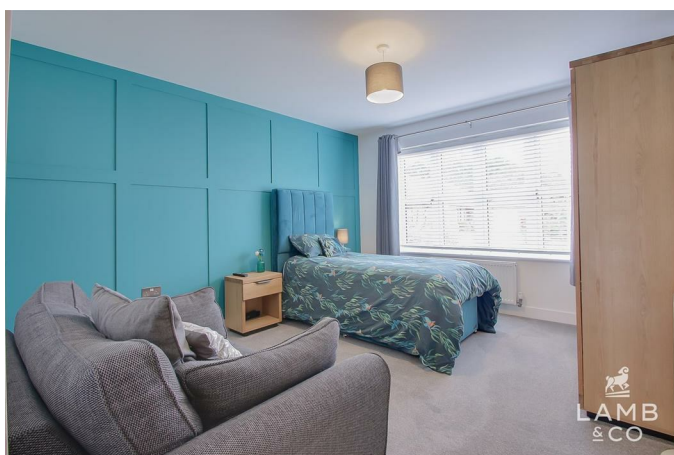
BEDROOM TWO

11'4" 10'8" (3.45m 3.25m)



BEDROOM ONE

13'5" 11'6" (4.09m 3.51m)



EN SUITE

7'6" 5'00" (2.29m 1.52m)



BATHROOM

9'7" 9'8" (2.92m 2.95m)



KITCHEN/LIVING SPACE

25'9" 23'00" (7.85m 7.01m)



Additional Charges: £150 Per Annum

Seller's Position: No Onward Chain

Garden Facing: West

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: E

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

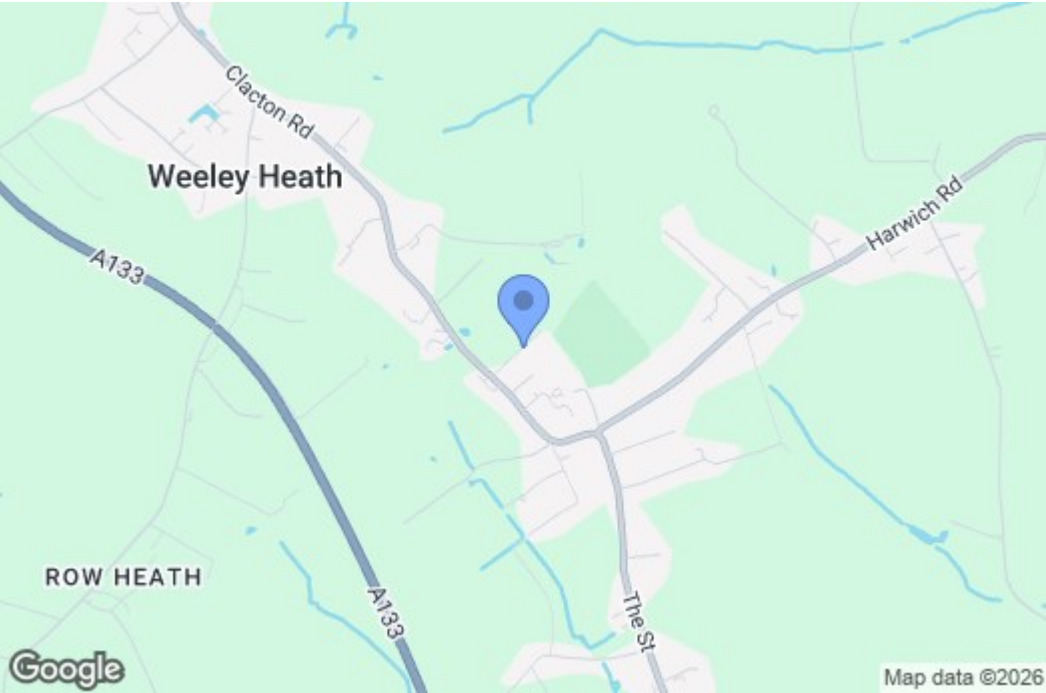
Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

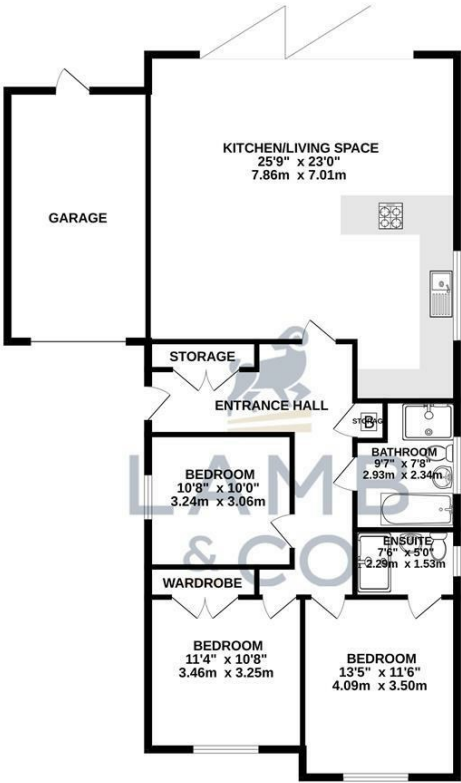
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1409 sq ft (130.9 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 as to their operability or efficiency can be given.
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