



LAMB & CO

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Inspired by property, driven by passion.



BOCKINGS GROVE, CLACTON-ON-SEA, CO16 8DP

PRICE £325,000

A generously sized two-bedroom detached bungalow situated in Clacton-on-Sea, offering spacious and comfortable accommodation with excellent potential to make the property your own. The property benefits from a south-facing rear garden, providing a lovely outdoor space with plenty of sunshine throughout the day. Further advantages include no onward chain, making this an attractive opportunity for buyers looking for a straightforward move.

- Two Bedrooms
- No Onward Chain
- Extended
- Conservatory
- South Facing Garden
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

BEDROOM TWO

10'9" 9'7" (3.28m 2.92m)



BEDROOM ONE

12'10" 11'00" (3.91m 3.35m)



EN SUITE

7'8" 5'00" (2.34m 1.52m)

BATHROOM

10'00" 6'00" (3.05m 1.83m)



LOUNGE

20'5" 14'00" (6.22m 4.27m)



KITCHEN/DINING ROOM

20'5" 11'00" (6.22m 3.35m)



CONSERVATORY

21'1" 9'2" (6.43m 2.79m)



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: C

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - No

Broadband:

Mobile Coverage: Good

O2 - Good

EE - Good

Three - Good

Vodafone - Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Rivers & Sea - Low

Surface Water - Low

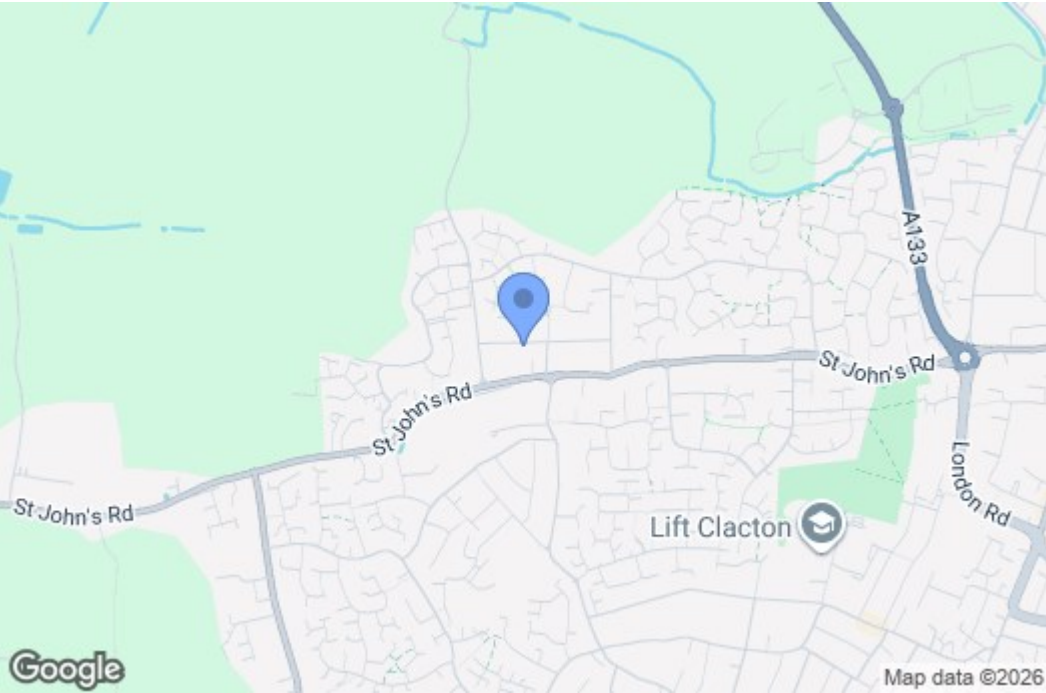
Additional Charges: No

Seller's Position: No Onward Chain

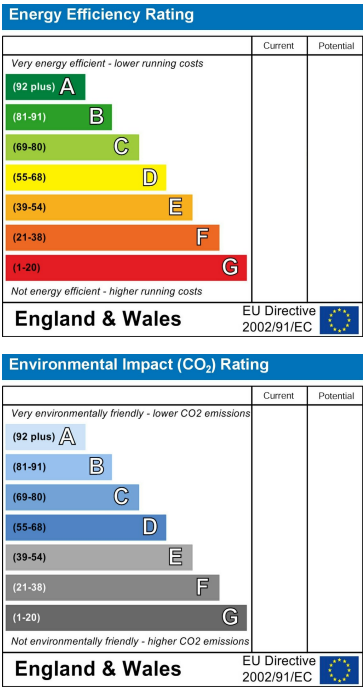
Garden Facing: South

Non-Standard Features to note: No

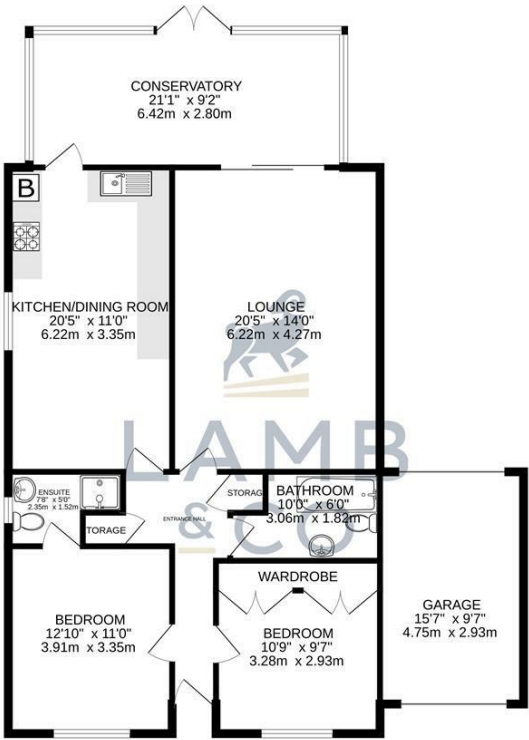
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1134 sq ft (105.3 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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