



LAMB & CO

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Inspired by property, driven by passion.



## BURRS ROAD, CLACTON-ON-SEA, CO15 4LH

### GUIDE PRICE £220,000

Guide Price £220,000 - £230,000. A well-located two-bedroom semi-detached bungalow in the popular Great Clacton area of Clacton-on-Sea, offering comfortable single-level living and excellent potential for a wide range of buyers. Furniture can be included.

- Two Bedrooms
- Great Clacton
- Beautifully Presented
- Kitchen/Breakfast Room
- Off Road Parking
- EPC - C

## BATHROOM

10'00" 4'7" (3.05m 1.40m)



## BEDROOM TWO

9'5" 6'6" (2.87m 1.98m)



## KITCHEN/BREAKFAST ROOM

13'6" 10'7" (4.11m 3.23m)



## BEDROOM ONE

13'00" 12'00" (3.96m 3.66m)



## LOUNGE

11'8" 11'8" (3.56m 3.56m)



## 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: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

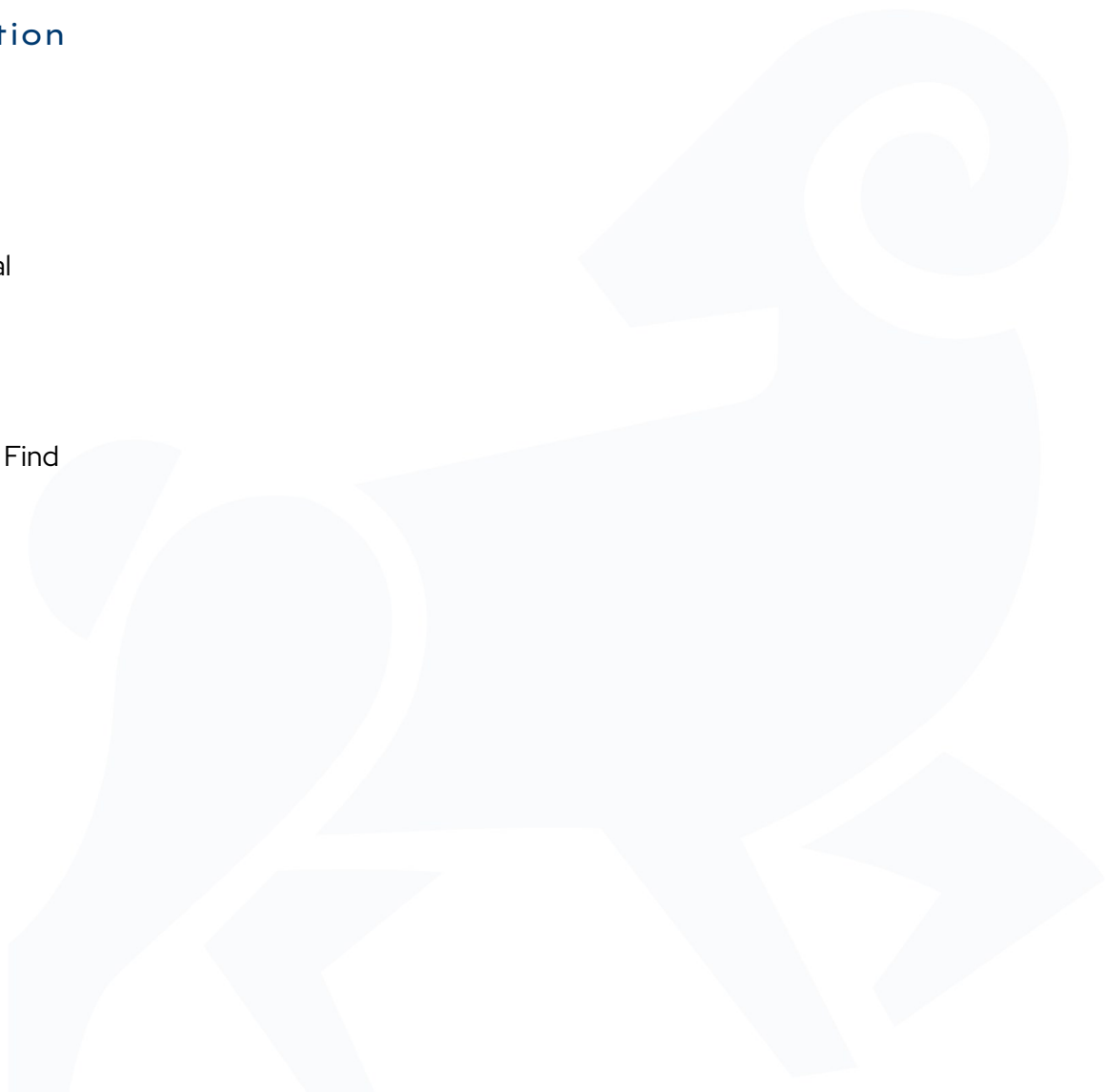
Rights & Easements: No

Flood Risk: Low

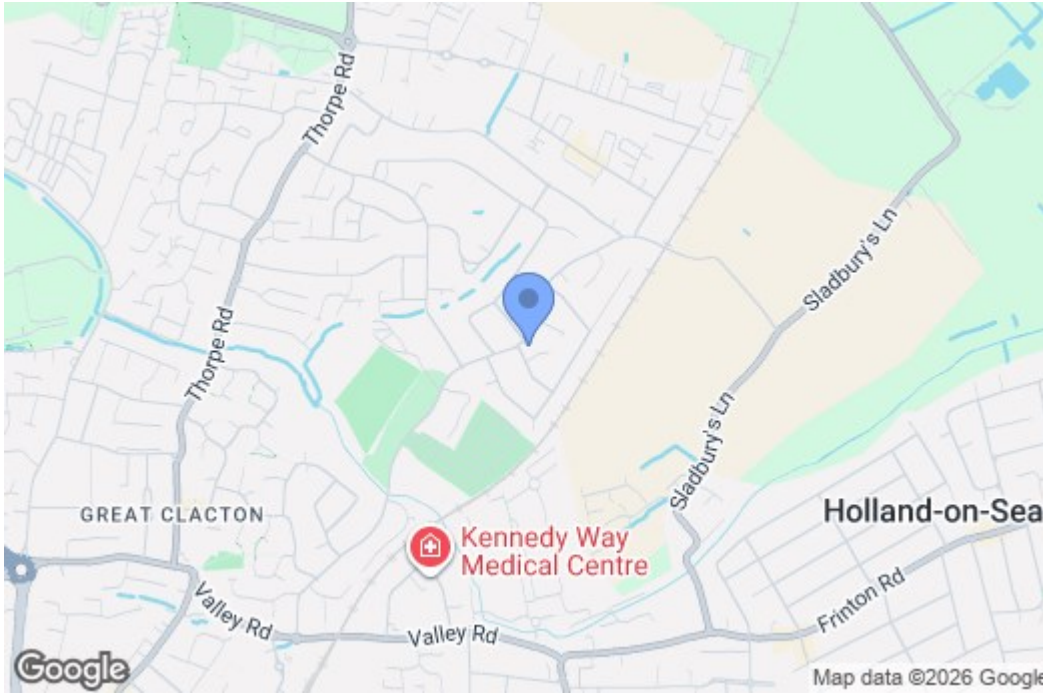
Additional Charges: No

Seller's Position: Needs To Find

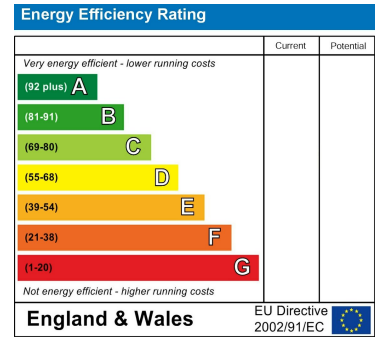
Garden Facing: East



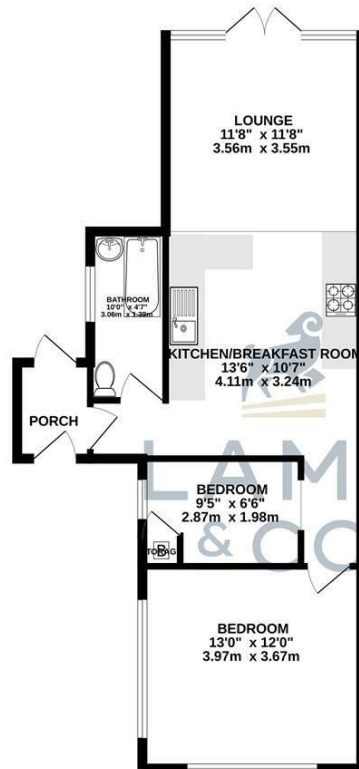
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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 is given as to their operability or efficiency can be given.  
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