



LAMB & CO

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## EDISON ROAD, CLACTON-ON-SEA, CO15 5UX

PRICE £225,000

Situated in the sought-after coastal area of Holland-on-Sea, this two-bedroom detached bungalow offers an excellent opportunity for buyers looking to modernise and create a home to their own specification. While modest in size, the property provides well-proportioned accommodation including a lounge, kitchen, two bedrooms, and a bathroom. Requiring updating throughout, the bungalow presents plenty of scope for improvement and is ideally suited to those seeking a manageable renovation project. Outside, there is a private garden and off-road parking & garage, while the property's convenient location offers easy access to local amenities, transport links, and the seafront.

- Two Bedrooms
- No Onward Chain
- Holland-On-Sea
- Brand New Boiler
- Garage & Off Road Parking
- EPC - TBC



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### KITCHEN

10,5" 7,00" (3.05m,1.52m  
2.13m,0.00m)



### BEDROOM ONE

12'5" 10'9" (3.78m 3.28m)



### BATHROOM

6'00" 5'2" (1.83m 1.57m)



### LOUNGE/DINING ROOM

21'2" 13'2" (6.45m 4.01m)



### BEDROOM TWO

12'00" 9'5" (3.66m 2.87m)



## LEAN-TO

16'4" 11'00" (4.98m 3.35m)

## OUTSIDE

## OUTSIDE REAR



Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: West

## 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

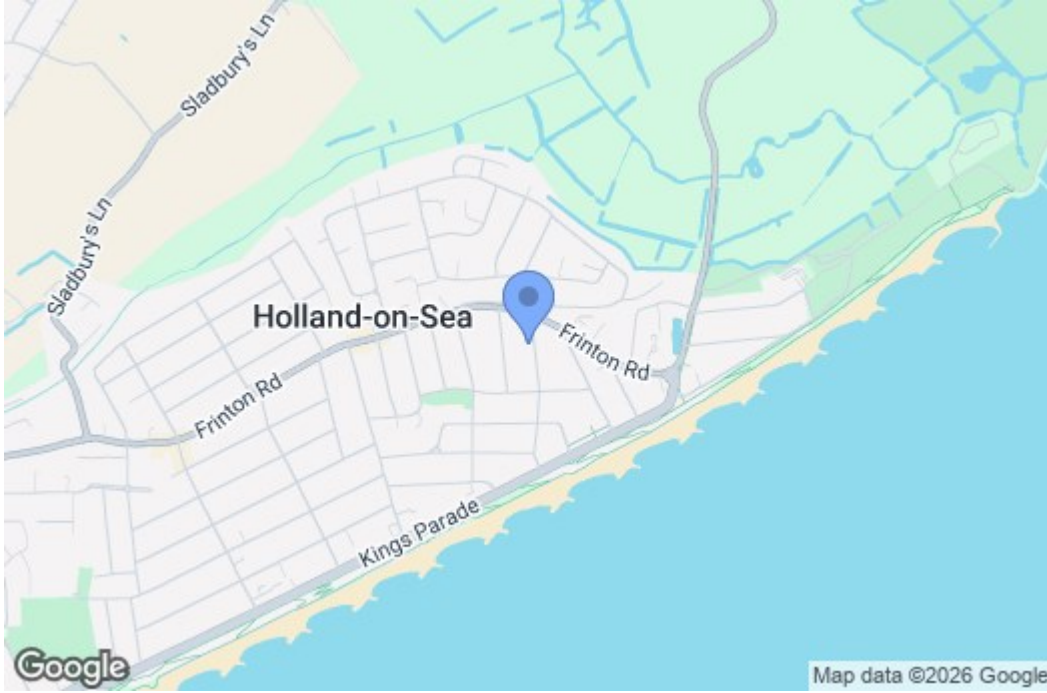
Construction: Conventional

Restrictions: No

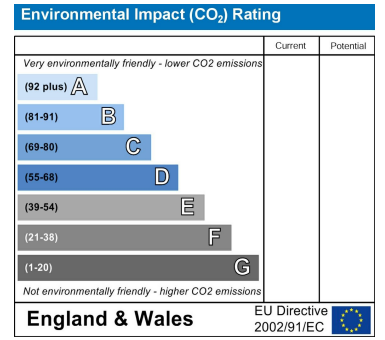
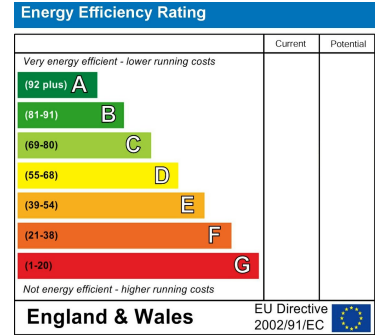
Rights & Easements: No

Flood Risk: Low

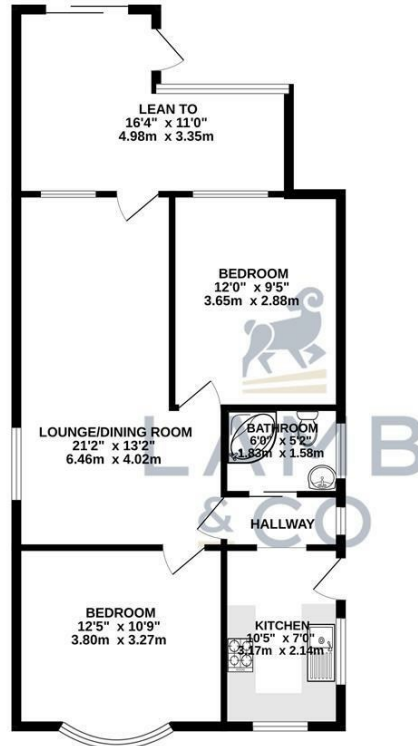
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 769 sq.ft. (71.5 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 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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