



LAMB & CO

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## HAWKENDON ROAD, CLACTON-ON-SEA, CO16 7LE

### GUIDE PRICE £270,000

\*Guide Price £270,000–£280,000\* This well-presented three-bedroom detached bungalow is situated in a desirable Clacton location and is offered with no onward chain, making it an ideal choice for a swift and hassle-free purchase. The property boasts spacious interiors, including a bright and welcoming living area, a modern kitchen, and three generously sized bedrooms.

- Three Bedrooms
- Conservatory
- No Onward Chain
- Garage & Off Road Parking
- Well Presented
- EPC - C



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## ENTRANCE HALL

## LOUNGE

20'5" 11'5" (6.22m 3.48m)



## CONSERVATORY

17'10" 10'00" (5.44m 3.05m)



## KITCHEN

9'10" 9'4" (3.00m 2.84m)



## BEDROOM THREE

10'5" 8'00" (3.18m 2.44m)



## BATHROOM

6'8" 5'7" (2.03m 1.70m)



## BEDROOM TWO

11'00" 8'00" (3.35m 2.44m)



## BEDROOM ONE

11'4" 11'00" (3.45m 3.35m)



## 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.

### Additional Info

Council Tax Band: C

Heating: Gas

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast

Mobile Coverage: O2 Likely, Three, Vodaphone, EE - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

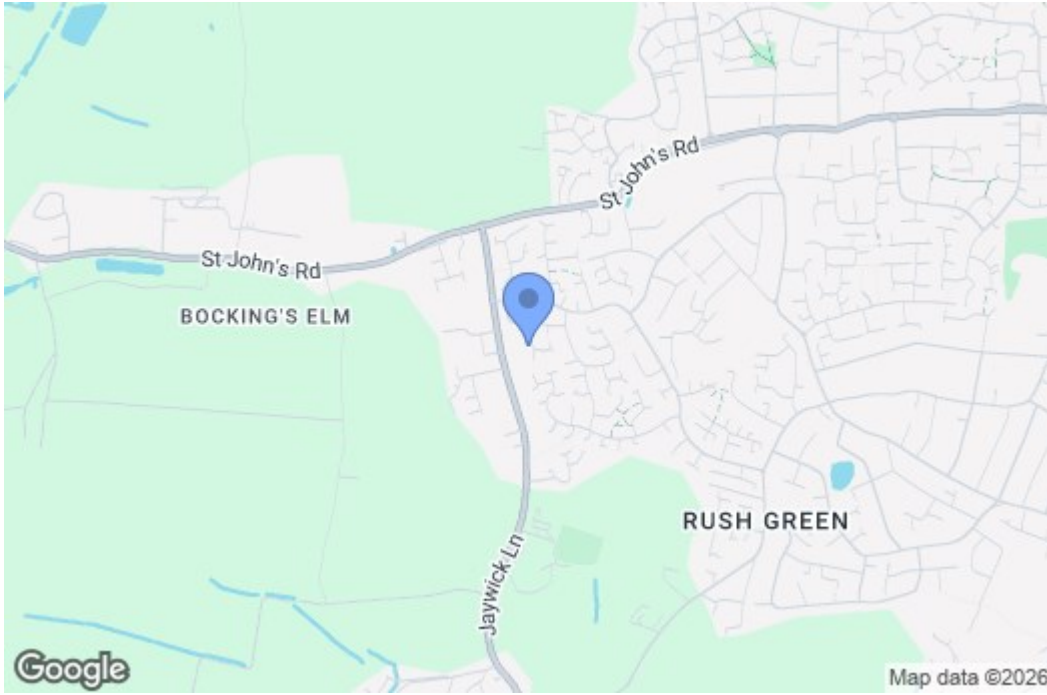
Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: West

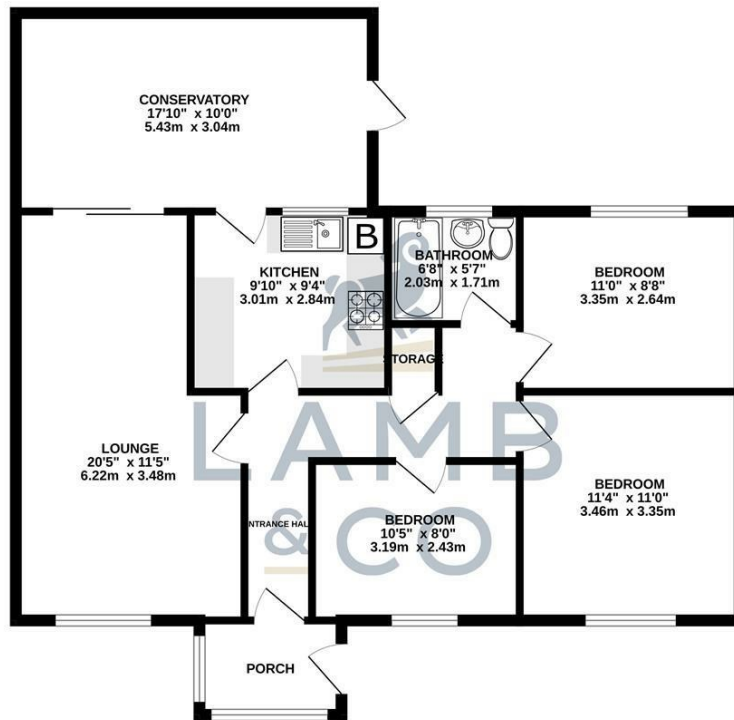
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 948 sq. ft. (88.1 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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