



LAMB & CO

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## NEW TOWN ROAD, CLACTON-ON-SEA, CO16 0LU

### GUIDE PRICE £325,000

Guide Price £325,000 - £350,000. Situated on a sought-after private road in the charming village of Thorpe-Le-Soken, this well-presented 2-bedroom detached bungalow offers stylish and comfortable living with no onward chain. The property boasts two generously sized bedrooms, each benefiting from its own en-suite bathroom for added luxury. A bright and airy conservatory with underfloor heating provides additional living space, ideal for relaxing or entertaining. With modern finishes throughout and a peaceful, private setting, this home is perfect for those seeking low-maintenance, single-level living in a desirable location.

- Two Bedrooms
- No Onward Chain
- Extended
- Well Presented Throughout
- Village Location
- EPC C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### BEDROOM ONE

12'0" x 11'7" (3.66m x 3.53m )



### ENSUITE



### BEDROOM TWO

11'0" x 9'0" (3.35m x 2.74m )



### ENSUITE



## W/C



## CONSERVATORY

10'5" x 10'5" (3.18m x 3.18m )



## LOUNGE

15'3" x 13'0" (4.65m x 3.96m )



## OUTSIDE REAR



## KITCHEN/BREAKFAST ROOM

13'8" x 11'2" (4.17m x 3.40m )



## OUTSIDE FRONT



## 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.

## 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.

## Material Information

Council Tax Band: B

Heating: Gas

Services: Mains water & electric. Sewage: Septic tank

Broadband: Ultrafast

Mobile Coverage: Three, O2, EE & Vodafone

Construction: Timber framed

Restrictions: N/A

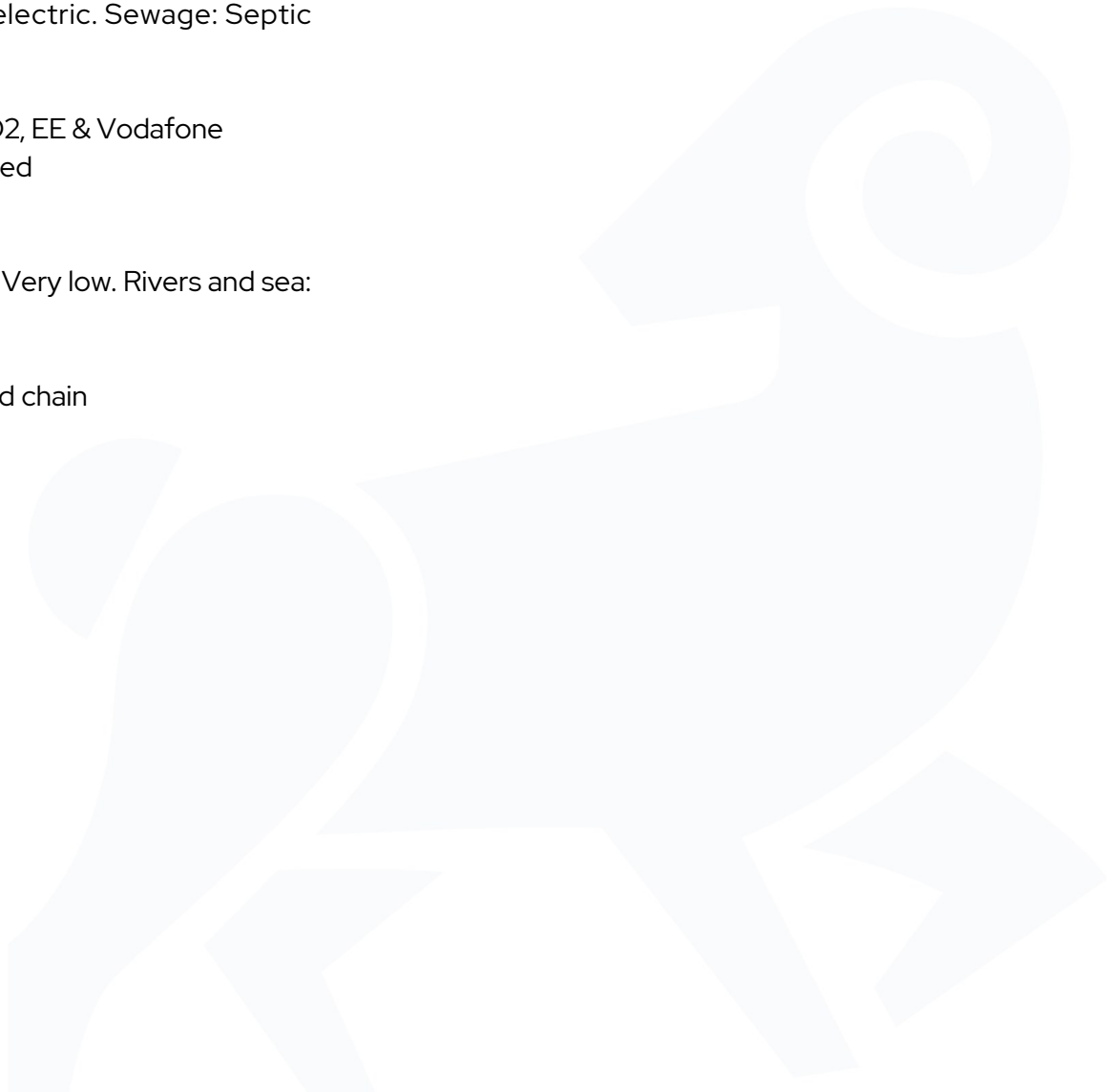
Rights & Easements: N/A

Flood Risk: Surface water: Very low. Rivers and sea: Very low.

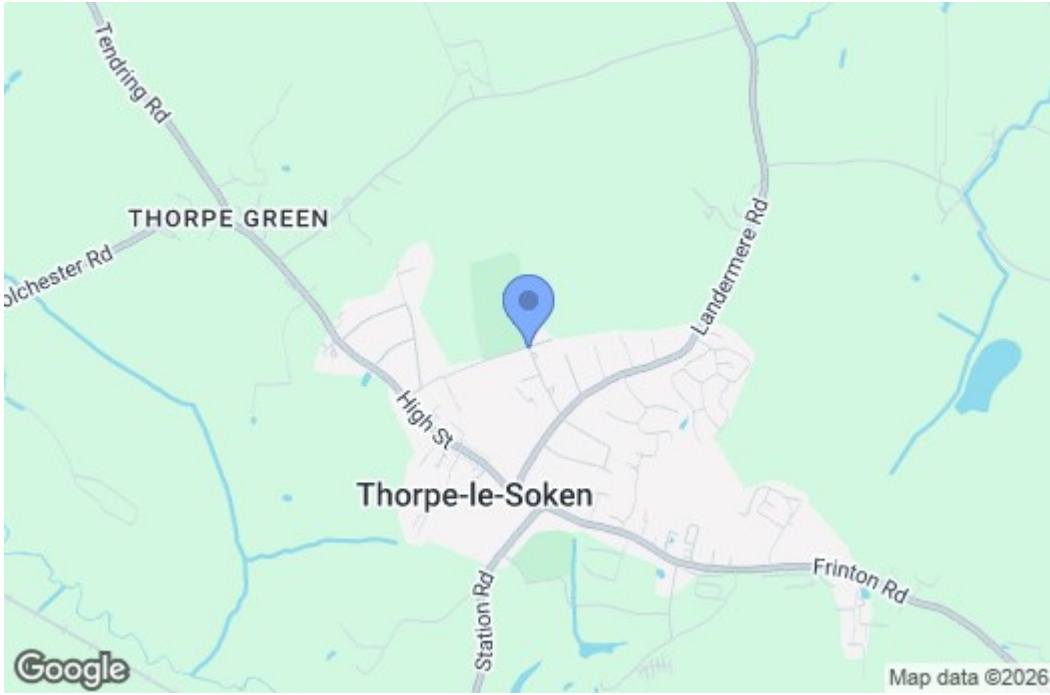
Additional Charges: N/A

Seller's Position: No onward chain

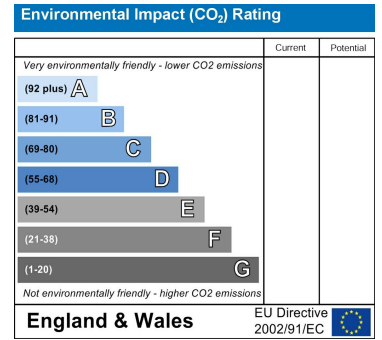
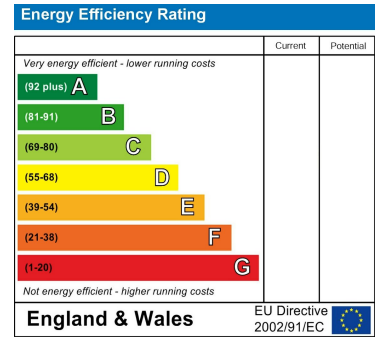
Garden Facing: South



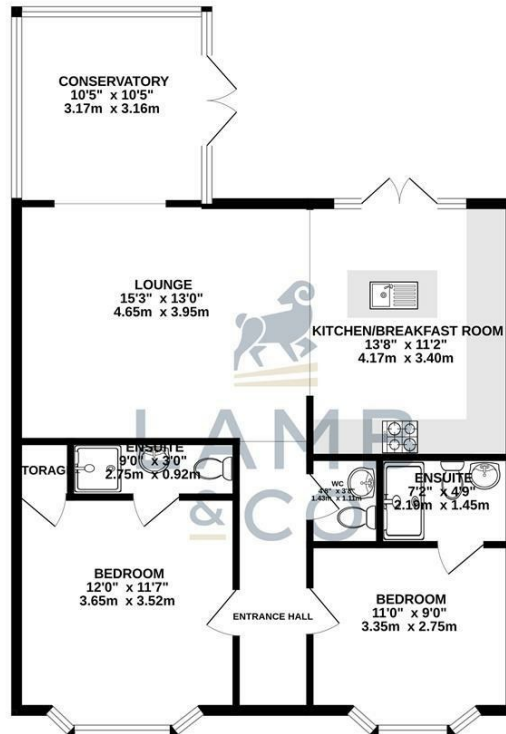
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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