



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



CHILBURN ROAD, CLACTON-ON-SEA, CO15 4NY

PRICE £240,000

Situated in a quiet, non-estate location with convenient access to local amenities, this two-bedroom semi-detached bungalow benefits from off-road parking, a well-appointed kitchen, a bright conservatory overlooking the rear garden, and generous outdoor space, providing an ideal setting for both relaxing and entertaining.

- Two Bedrooms
- Off-Road Parking
- Conservatory
- Generous Garden
- Well-Presented
- EPC-F

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM TWO

11'0 x 9'4 (3.35m x 2.84m)



LOUNGE

18'0 x 11'0 (5.49m x 3.35m)



SHOWER ROOM

6'5 x 5'5 (1.96m x 1.65m)



BEDROOM ONE

14'4 x 10'9 (4.37m x 3.28m)



KITCHEN

12'6 x 9'4 (3.81m x 2.84m)



CONSERVATORY

9'4 x 7'5 (2.84m x 2.26m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 74%

EE - 80%

Three - 79%

Vodafone - 81%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: N/A

Seller's Position: Needs To Find

Garden Facing: North

Non-Standard Features to note: N/A

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.

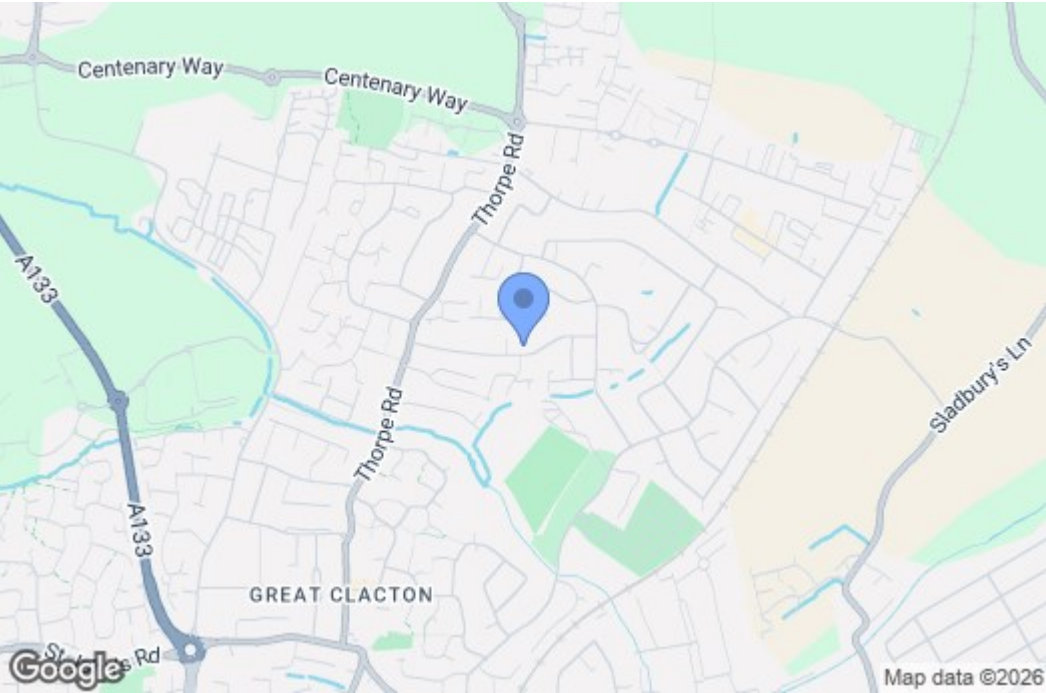
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ANTI-MONEY LAUNDERING REGULATIONS 2017

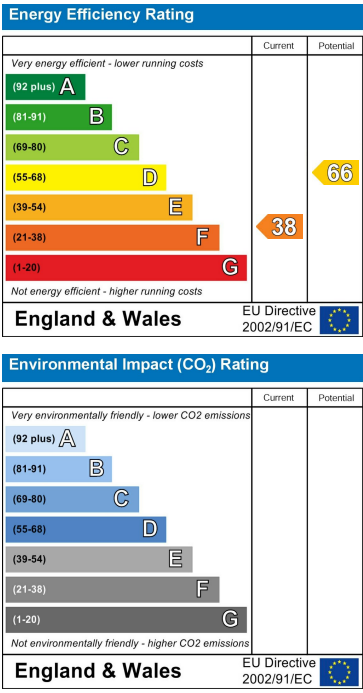
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



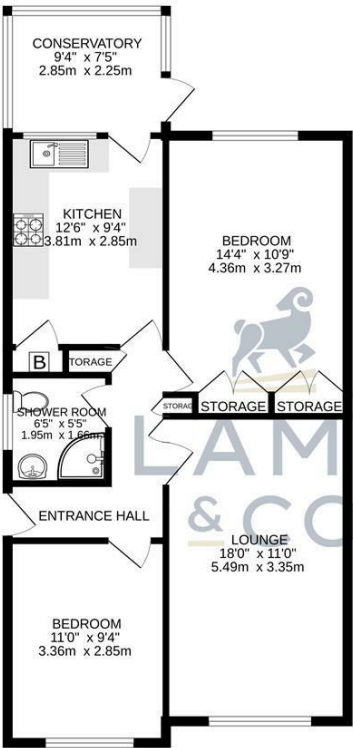
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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 to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.