



LAMB & CO

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Inspired by **property**, driven by **passion**.



PAULS WAY, CLACTON-ON-SEA, CO15 2PU

PRICE £230,000

This well-presented two-bedroom semi-detached bungalow in Clacton-on-Sea is offered with no onward chain, making it an ideal choice for a smooth and straightforward purchase. The accommodation comprises a comfortable lounge, a modern fitted kitchen/diner, two well-proportioned bedrooms, and a neatly presented shower room. Externally, the property benefits from off-road parking and a private rear garden, providing practical and enjoyable outdoor space.

- Two Bedrooms
- No Onward Chain
- Conservatory
- Off Road Parking
- Kitchen/Diner
- EPC - TBC

ENTRANCE HALL

BEDROOM ONE

16'5" 7'3" (5.00m 2.21m)



EN SUITE

7'3" 3'7" (2.21m 1.09m)

BEDROOM TWO

12'00" 11'9" (3.66m 3.58m)



SHOWER ROOM

6'5" 6'00" (1.96m 1.83m)



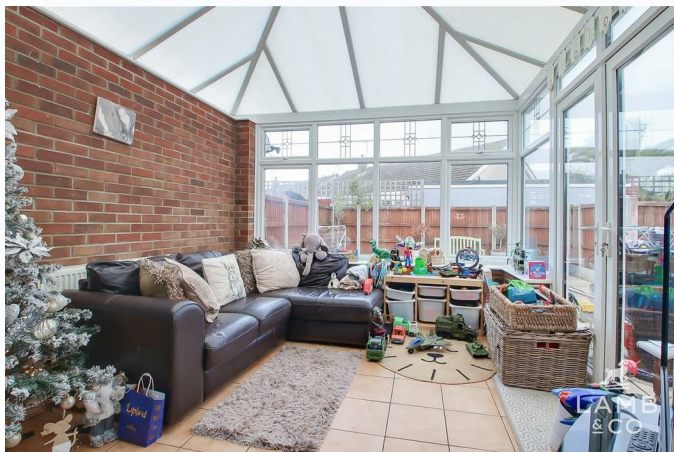
LOUNGE

15'1" 11'8" (4.60m 3.56m)



CONSERVATORY

11'3" 11'00" (3.43m 3.35m)



KITCHEN/DINING ROOM

20'5" 15'9" (6.22m 4.80m)



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: No Onward Chain

Garden Facing: North

OUTSIDE

OUTSIDE REAR



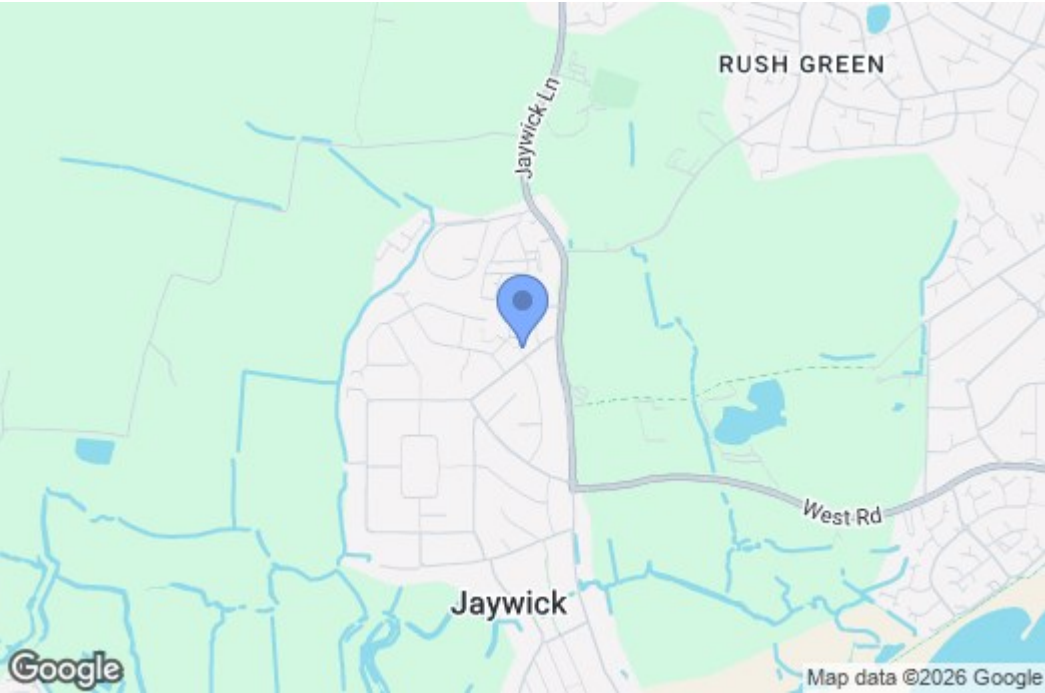
Agents Note Sales

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

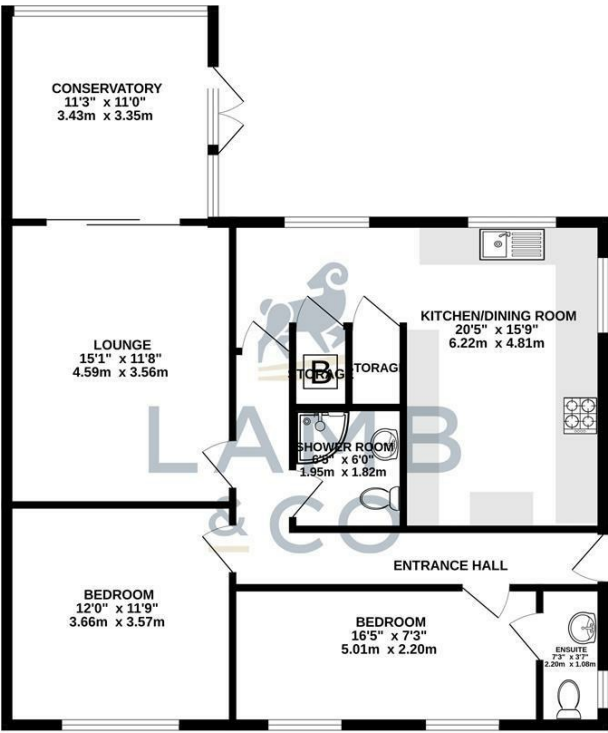
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 973 sq.ft. (90.4 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 as to their operability or efficiency can be given.
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