



LAMB & CO

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Inspired by property, driven by passion.



DOUGLAS ROAD, CLACTON-ON-SEA, CO15 3JX

PRICE £260,000

Located in a popular residential area of Clacton-on-Sea, this unique three-bedroom semi-detached bungalow offers spacious and versatile accommodation arranged over two levels. The property features three well-proportioned bedrooms, a fitted kitchen, family shower room, and the added benefit of a spacious first-floor sitting room, providing an elevated living space with a sense of privacy and flexibility. Outside, the property enjoys a private rear garden and off-road parking. Conveniently situated close to local amenities, transport links, and the seafront, this attractive home is ideal for families, downsizers, or those looking to enjoy coastal living.

- Three Bedrooms
- Off Road Parking
- First Floor Sitting Room
- Close To Amenities
- Conservatory
- EPC C

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.

BEDROOM TWO

11'2" 11'2" (3.40m 3.40m)



BEDROOM THREE

11'4" 9'00" (3.45m 2.74m)



SHOWER ROOM

6'6" 5'4" (1.98m 1.63m)



KITCHEN

14'9" 9'4" (4.50m 2.84m)



CONSERVATORY

9'00" 7'8" (2.74m 2.34m)

LOUNGE

14'5" 12'6" (4.39m 3.81m)



SITTING ROOM

13'7" 11'5" (4.14m 3.48m)



BEDROOM ONE

15'1" 11'3" (4.60m 3.43m)



OUTSIDE

OUTSIDE REAR

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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

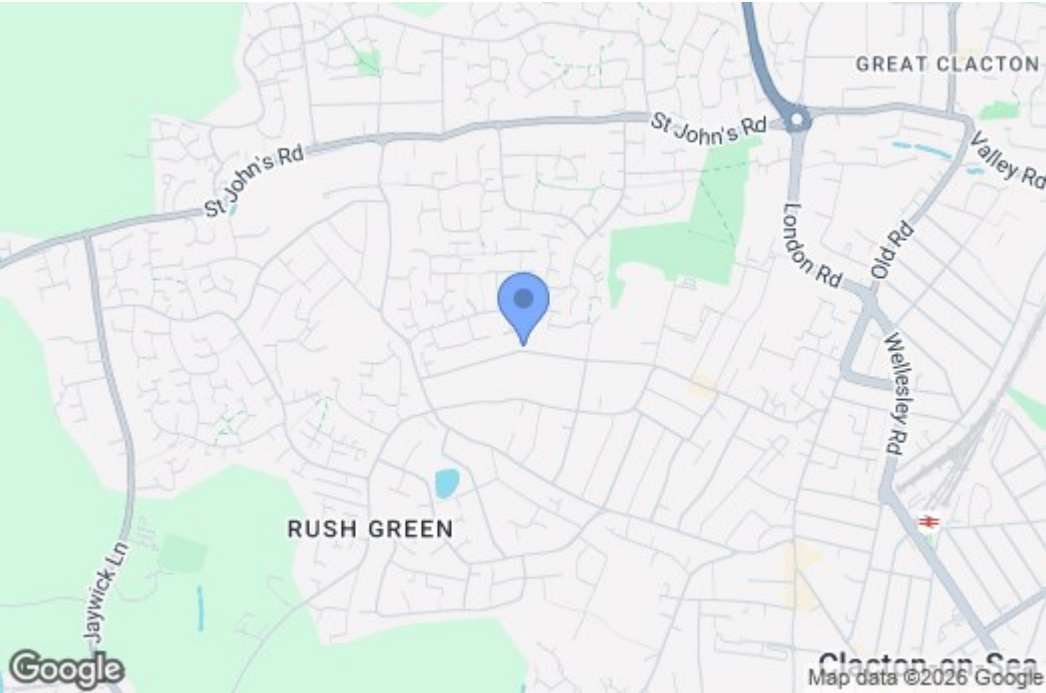
Flood Risk: Low

Additional Charges: No

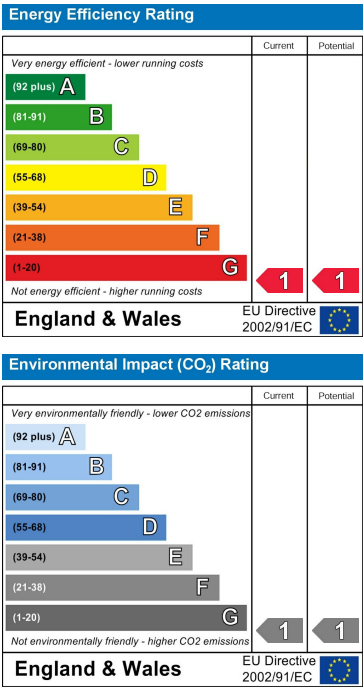
Seller's Position: No Onward Chain

Garden Facing: North

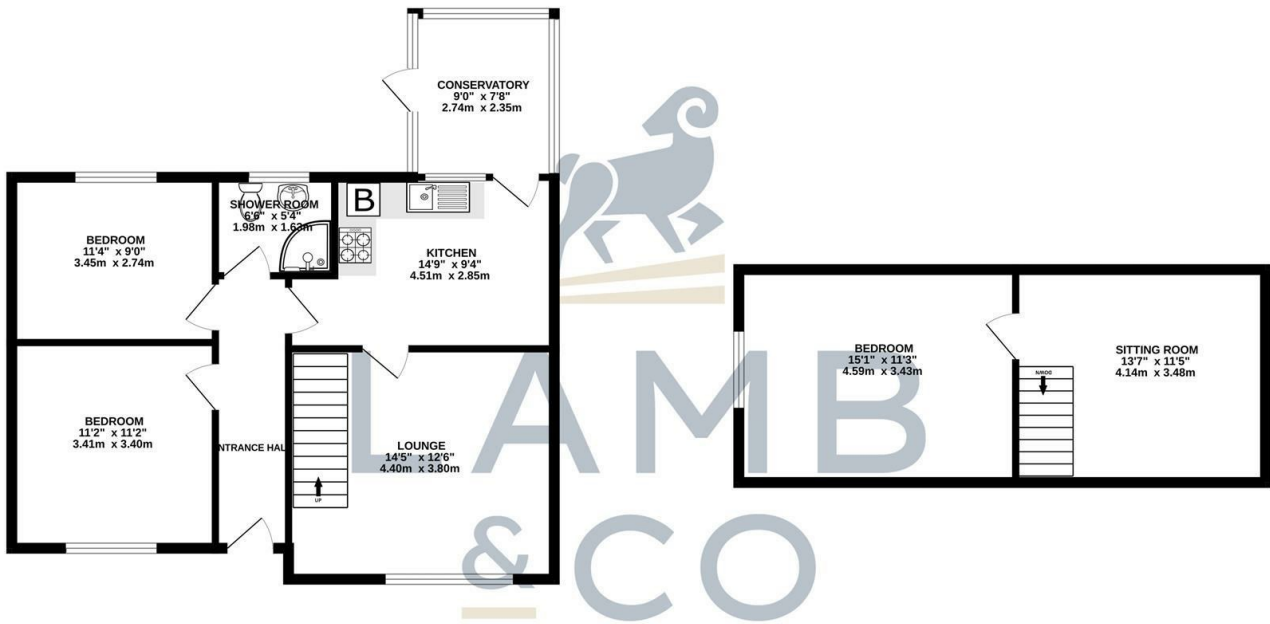
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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