



LAMB & CO

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OAKMEAD ROAD, CLACTON-ON-SEA, CO16 8NW

GUIDE PRICE £250,000

Guide Price £250,000 - £260,000. Situated in the popular coastal village of Point Clear, St Osyth, this well-presented three-bedroom detached bungalow offers spacious and versatile accommodation, making it an ideal home for families, retirees, or anyone seeking single-storey living.

- Three Bedrooms
- No Onward Chain
- South Facing Garden
- Bathroom & Shower Room
- Oil Heating
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM THREE

9'4" 9'00" (2.84m 2.74m)



BEDROOM ONE

9'10" 14'0" (3.00m 4.27m)



BEDROOM TWO

10'5" 9'8" (3.18m 2.95m)



BATHROOM

7'00" 5'5" (2.13m 1.65m)

SHOWER ROOM

5'2" 5'00" (1.57m 1.52m)

LOUNGE/DINER

17'6" 11'00" (5.33m 3.35m)



KITCHEN

12'00" 9'8" (3.66m 2.95m)



Mobile Coverage: Good

O2 -

EE -

Three -

Vodafone -

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Rivers & Sea - Low

Surface Water - Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: South

Non-Standard Features to note: No

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.

Material Information

Council Tax Band: C

Heating: Oil

Services: Mains

Mains electricity - Yes

Mains gas - No

Mains water - Yes

Mains drainage - Yes

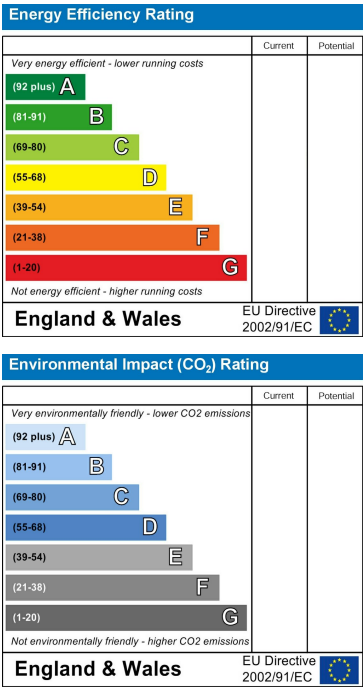
Other - No

Broadband: Ultrafast

Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 872 sq.ft. (81.0 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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