



LAMB & CO

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SANDOWN CLOSE, CLACTON-ON-SEA, CO15 4PP

GUIDE PRICE £275,000

Guide Price £275,000 - £285,000. A well-presented three-bedroom semi-detached chalet bungalow situated in the desirable area of Great Clacton. Offering versatile accommodation across two floors, this attractive home features a bright and comfortable living space, a modern fitted kitchen, and well-proportioned bedrooms. The property is ideal for a range of buyers, with flexible living arrangements to suit families or those seeking additional space. Finished to a good standard throughout, it provides a ready-to-move-into home in a convenient location, close to local amenities, schools, and transport links.

- Three Bedrooms
- Garage
- Conservatory
- Downstairs W.C
- Well Presented
- EPC - C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

W.C

6'5" 5'6" (1.96m 1.68m)



KITCHEN

10'4" 9'5" (3.15m 2.87m)



CONSERVATORY

20'00" 7'7" (6.10m 2.31m)



BEDROOM TWO

14'4" 10'00" (4.37m 3.05m)



LOUNGE

17'8" 11'2" (5.38m 3.40m)



BATHROOM

13'00" 5'00" (3.96m 1.52m)



BEDROOM ONE

19'00" 12'4" (5.79m 3.76m)



BEDROOM THREE

10'7" 10'6" (3.23m 3.20m)



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: Gas

Services: All Mains

Broadband: D

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

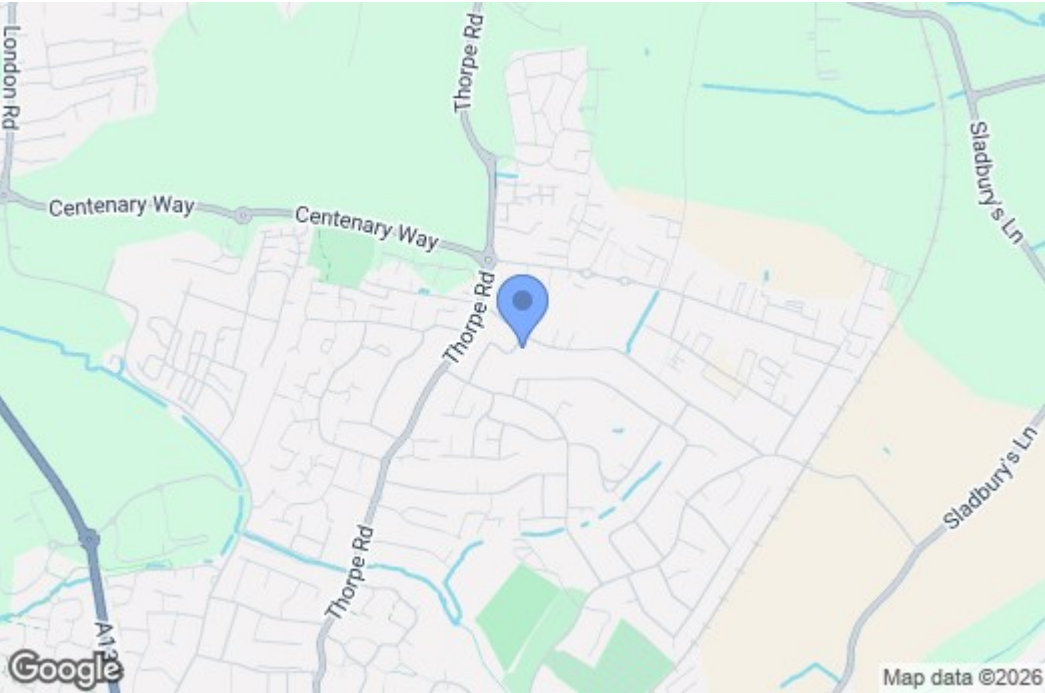
Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: East

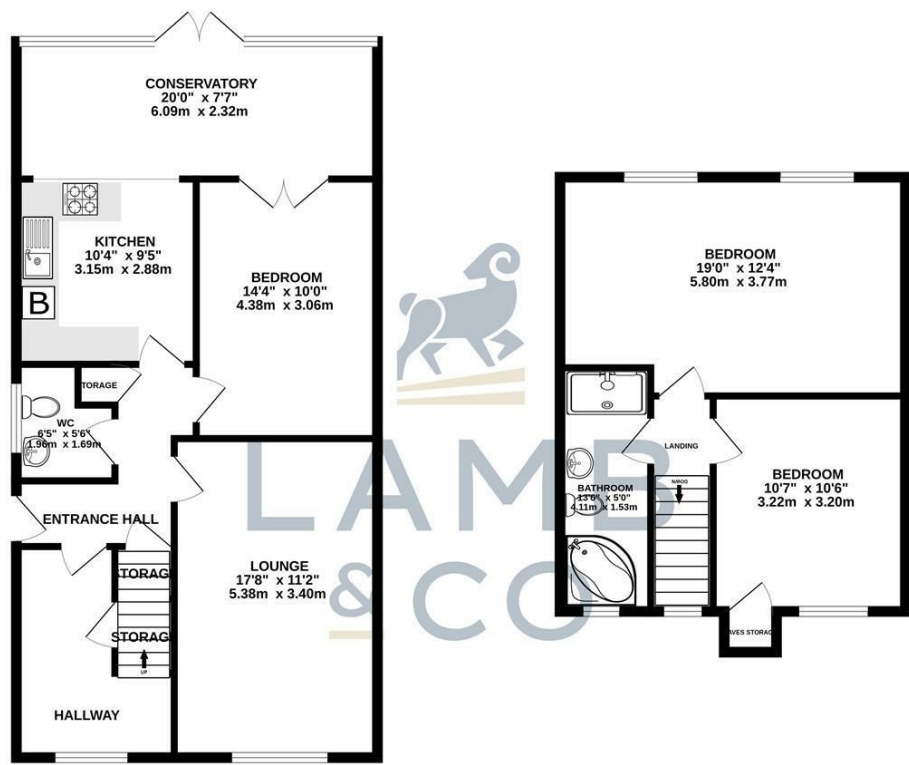
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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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