LAMB & CO

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Inspired by property, driven by passion.









SLADBURYS LANE, CLACTON-ON-SEA, CO15 6NU

PRICE £280,000

Located in the highly sought-after area of Holland-on-Sea, this charming three-bedroom detached character bungalow offers generous and versatile living space. The property features a bright and airy lounge, along with a useful loft room that provides flexibility as a home office, hobby room, or occasional guest space. A particular highlight is the mature garden, creating a wonderful setting for outdoor relaxation and entertaining. Ideally situated close to local amenities, the seafront, and excellent transport links, this delightful home perfectly combines comfort with convenience.

- Three Double Bedrooms
- Character Features
- Off-Road Parking
- Loft Room
- Holland-On-Sea
- EPC E

ENTRANCE HALL

BEDROOM ONE

14'00" 11'00" (4.27m 3.35m)



BEDROOM THREE

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



DINING ROOM

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



BEDROOM TWO

15'3" 8'4" (4.65m 2.54m)



BATHROOM

6'2" 5'3" (1.88m 1.60m)



LOUNGE

15'8" 9'4" (4.78m 2.84m)



KITCHEN

11'00" 7'00" (3.35m 2.13m)



LOFT ROOM

14'5" 14'1" (4.39m 4.29m)



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.

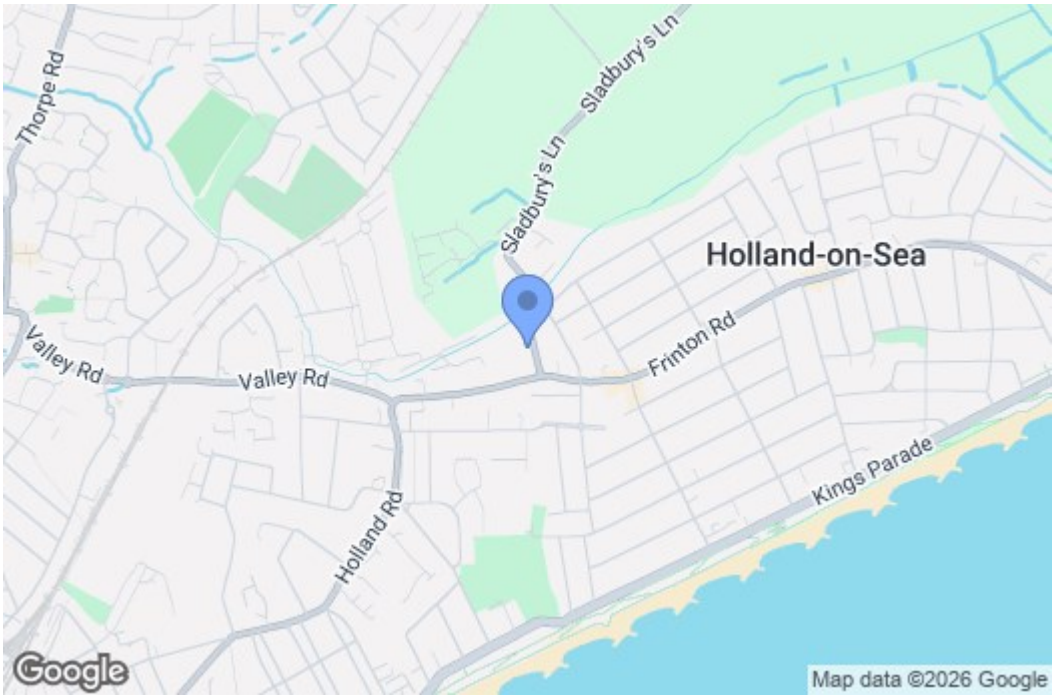
AML

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.

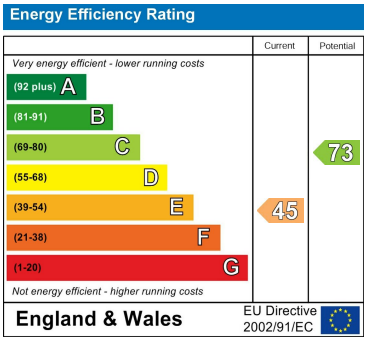
Material Information

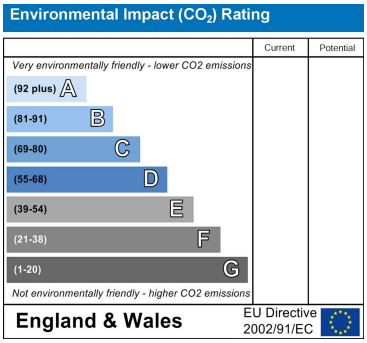
Council Tax Band: B
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Vodaphone, O2 - Likely. EE, Three - Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Very Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: West

Map

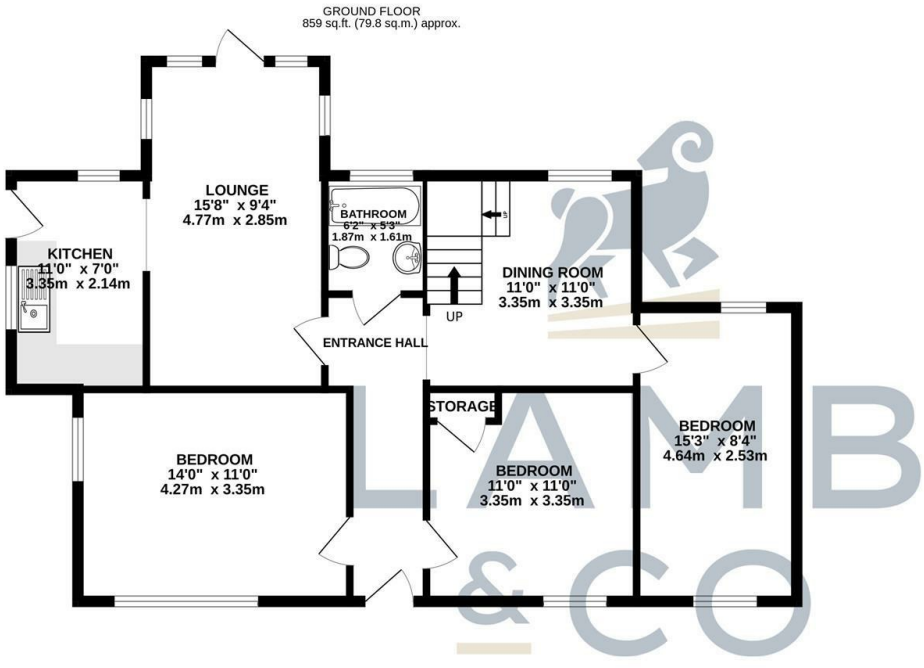


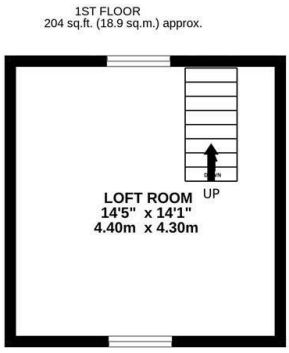
EPC Graphs





Floorplan





TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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