



LAMB & CO

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Inspired by property, driven by passion.



## BARRINGTON CLOSE, CLACTON-ON-SEA, CO16 9PN PRICE £237,500

Nestled in the tranquil village of Little Clacton, this refurbished two-bedroom semi-detached bungalow offers a wonderful blend of comfort, privacy, and rural charm. Positioned at the rear of the plot, the property backs directly onto open fields—ideal for peaceful views and a sense of space.

- Two Bedrooms
- No Onward Chain
- Solar Panels
- Off Road Parking
- Well Presented
- EPC - C

## ENTRANCE HALL

9'6" 8'00" (2.90m 2.44m)

## BATHROOM

9'7" 5'7" (2.92m 1.70m)



## BEDROOM ONE

16'00" 11'00" (4.88m 3.35m)



## LOUNGE

14'5" 11'1" (4.39m 3.38m)



## BEDROOM TWO

10'00" 9'00" (3.05m 2.74m)



## KITCHEN/DINING ROOM

15'00" 9'5" (4.57m 2.87m)



## 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.

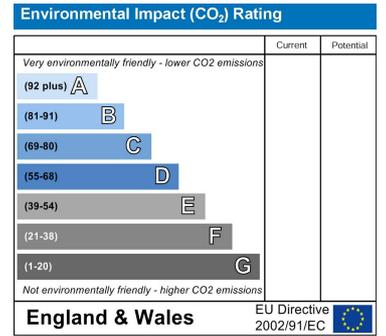
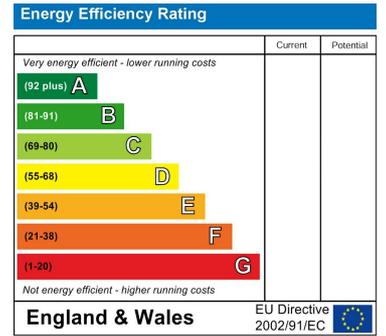
### Material Information

Council Tax Band: B  
Heating: Oil  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: Good  
Construction: Conventional- Timber frame extension  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: West

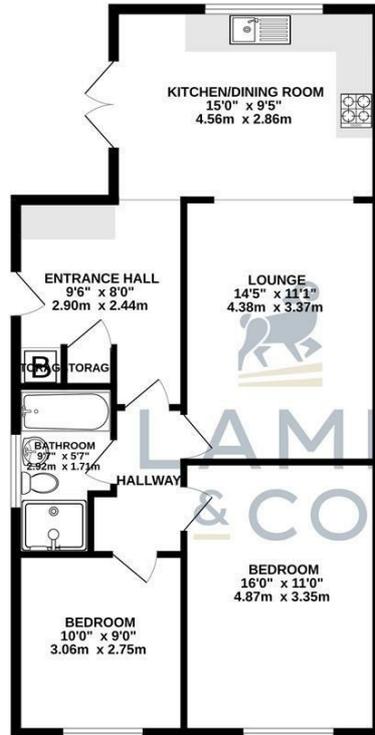
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 787 sq ft (73.1 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 as to their operability or efficiency can be given.  
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