



LAMB & CO

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Inspired by property, driven by passion.



THOMAS ROAD, CLACTON-ON-SEA, CO15 3JB

PRICE £270,000

Offered with no onward chain, this extended, detached bungalow benefits from off-road parking and a pleasant rear garden. The property offers scope for internal remodelling and improvement.

- Four Bedrooms
- Off-Road Parking
- 24'5 Lounge Diner
- Extended
- Well Maintained Garden
- Scope to Improve
- No Onward Chain
- EPC D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE/DINER

24'5 x 10' (7.44m x 3.05m)



KITCHEN

14'4 x 10'4 max (4.37m x 3.15m max)



BEDROOM ONE

11' x 10' (3.35m x 3.05m)



BEDROOM TWO

8' x 8' (2.44m x 2.44m)



BATHROOM

7' x 6' (2.13m x 1.83m)



BEDROOM THREE

11' x 6' (3.35m x 1.83m)



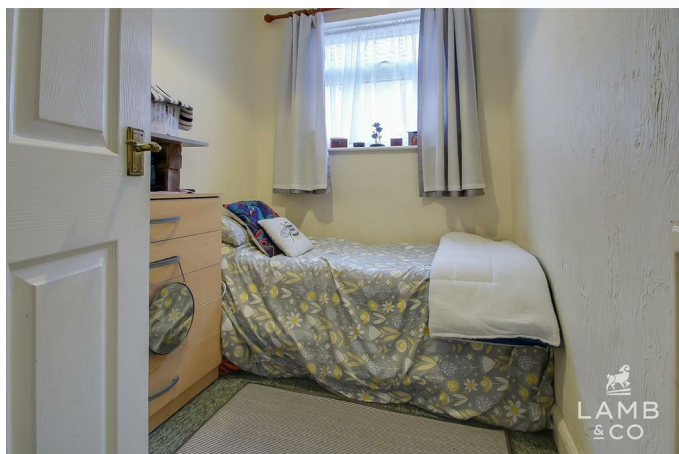
OUTSIDE

FRONT



BEDROOM FOUR

8' x 6' (2.44m x 1.83m)



REAR



Material Information

Council Tax Band: B

Heating: Gas central heating

Services: mains electricity, gas, water & sewer

Broadband: Ultrafast fibre available (up to 5500 mbps)

Mobile Coverage: EE: Good outdoor | O2: Good outdoor, variable in-home | Vodafone: Good outdoor, variable in-home | Three: Good outdoor and in-home

Construction: Conventional cavity wall

Restrictions: None known

Rights & Easements: None known

Flood Risk: Surface Water: Very Low | Rivers & Sea: Very Low

Additional Charges: None

Seller's Position: No onward chain

Garden Facing: East

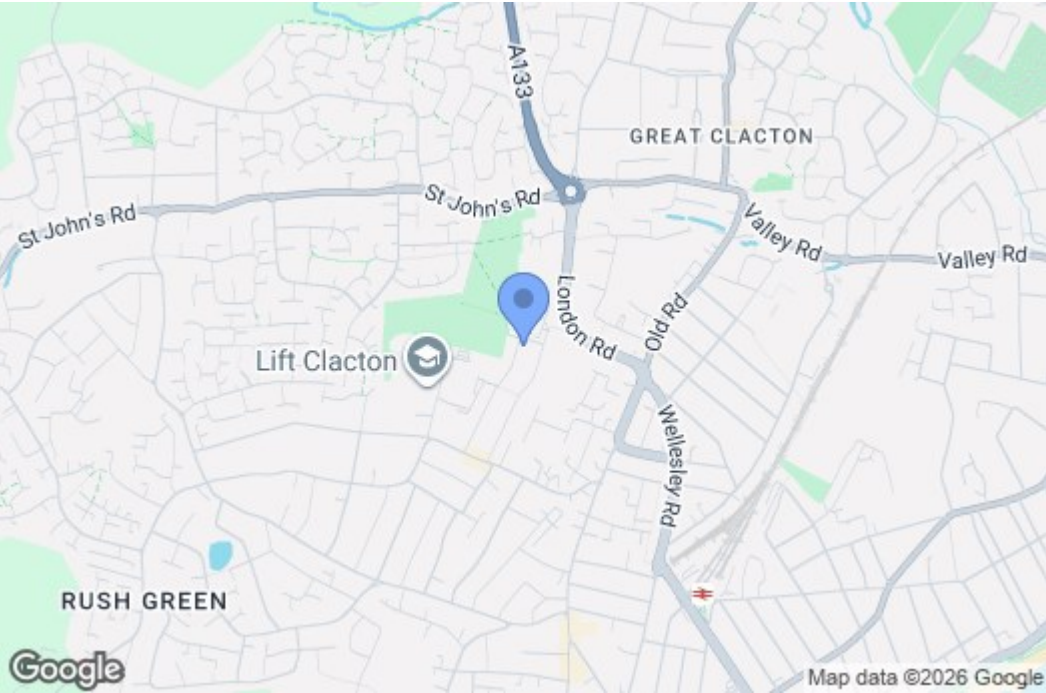
Agents Note Sales

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.

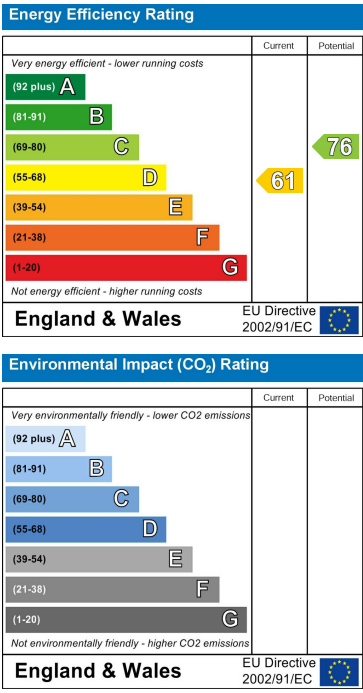
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ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

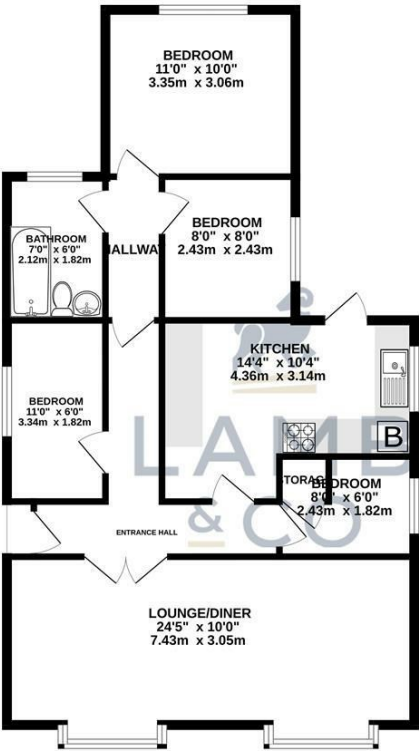
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 861 sq.ft (79.9 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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