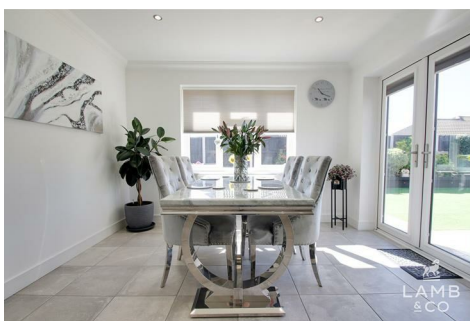




LAMB & CO

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Inspired by **property**, driven by **passion**.



OAKVIEW CRESCENT, CLACTON-ON-SEA, CO16 8HU

PRICE £475,000

A modern three-bedroom detached bungalow, built in 2020, situated in the popular coastal town of Clacton-on-Sea. This well-presented home offers contemporary, single-level living with a bright and spacious layout throughout. The property features a stylish open-plan kitchen and dining area, a comfortable lounge with ample natural light, three generously sized bedrooms, and a sleek family bathroom. Externally, the bungalow benefits from a private rear garden, ideal for relaxing or entertaining, along with off-road parking and a garage. Finished to a high standard, the property includes modern fixtures, double glazing, and efficient heating, making it an ideal choice for families, retirees, or those seeking a low-maintenance coastal home. Conveniently located close to local amenities, transport links, and the seafront.

- Three Bedrooms
- Built In 2020
- En Suite & Dressing Room
- Garage & Off Road Parking
- South Facing Garden
- EPC - B

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL

BEDROOM ONE

15'00" 11'8" (4.57m 3.56m)



DRESSING ROOM

6'4" 6'00" (1.93m 1.83m)

EN SUITE

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



BEDROOM TWO

15'00" 8'9" (4.57m 2.67m)



BEDROOM THREE

13'2" 8'9" (4.01m 2.67m)



LOUNGE

18'00" 12'2" (5.49m 3.71m)



BATHROOM

8'9" 5'8" (2.67m 1.73m)



KITCHEN/DINER

23'00" 13'3" (7.01m 4.04m)



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.

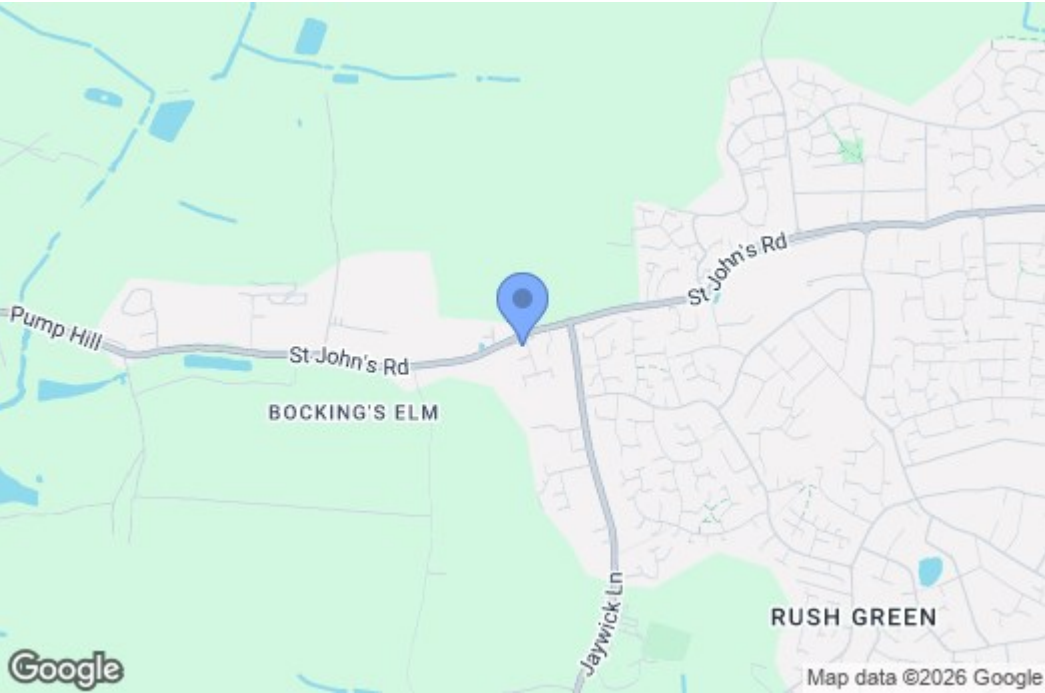
AML

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.

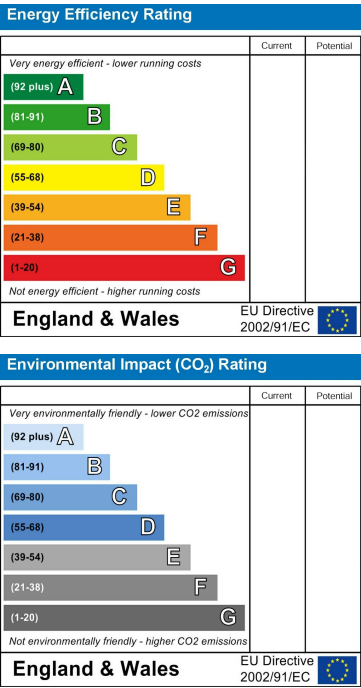
Material Information

Council Tax Band: D
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: South

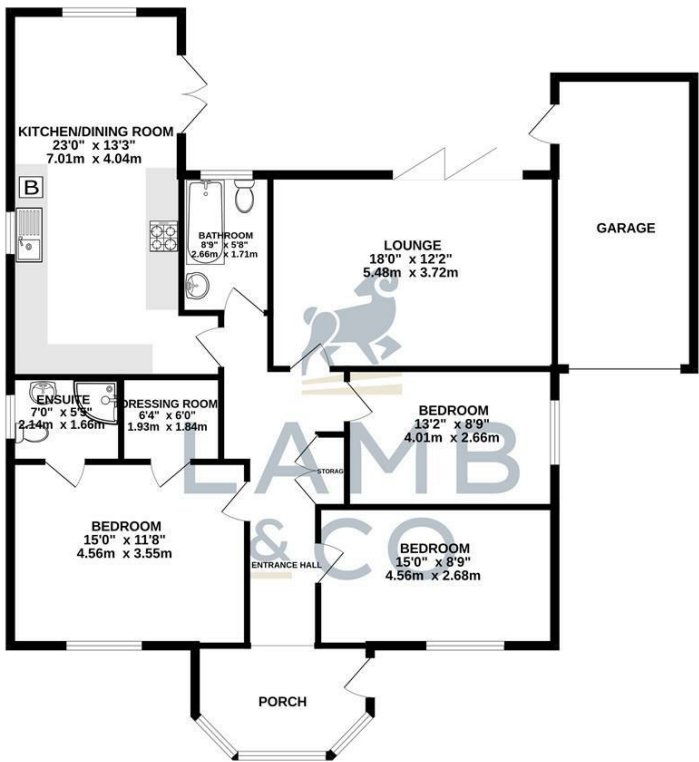
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA - 1208 sq.ft. (112.2 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.