



LAMB & CO

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Inspired by property, driven by passion.



## BURRS ROAD, CLACTON-ON-SEA, CO15 4LH

### GUIDE PRICE £220,000

Guide Price £220,000 - £230,000. A well-located two-bedroom semi-detached bungalow in the popular Great Clacton area of Clacton-on-Sea, offering comfortable single-level living and excellent potential for a wide range of buyers.

- Two Bedrooms
- Great Clacton
- Beautifully Presented
- Kitchen/Breakfast Room
- Off Road Parking
- EPC - C



## BATHROOM

10'00" 4'7" (3.05m 1.40m)



## BEDROOM TWO

9'5" 6'6" (2.87m 1.98m)



## KITCHEN/BREAKFAST ROOM

13'6" 10'7" (4.11m 3.23m)



## BEDROOM ONE

13'00" 12'00" (3.96m 3.66m)



## LOUNGE

11'8" 11'8" (3.56m 3.56m)



## OUTSIDE

### OUTSIDE REAR

#### Agents Note Sales

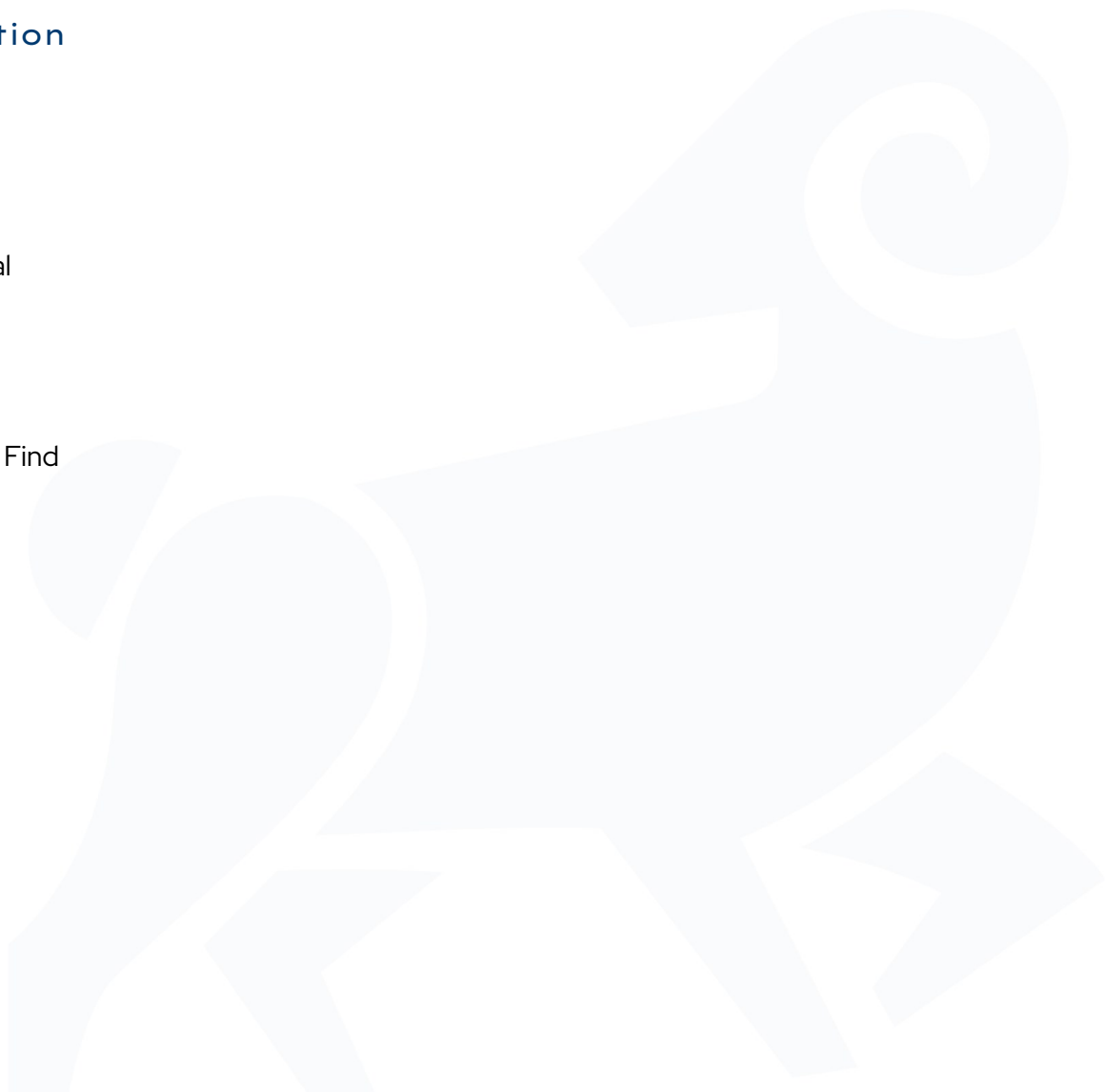
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

#### AML

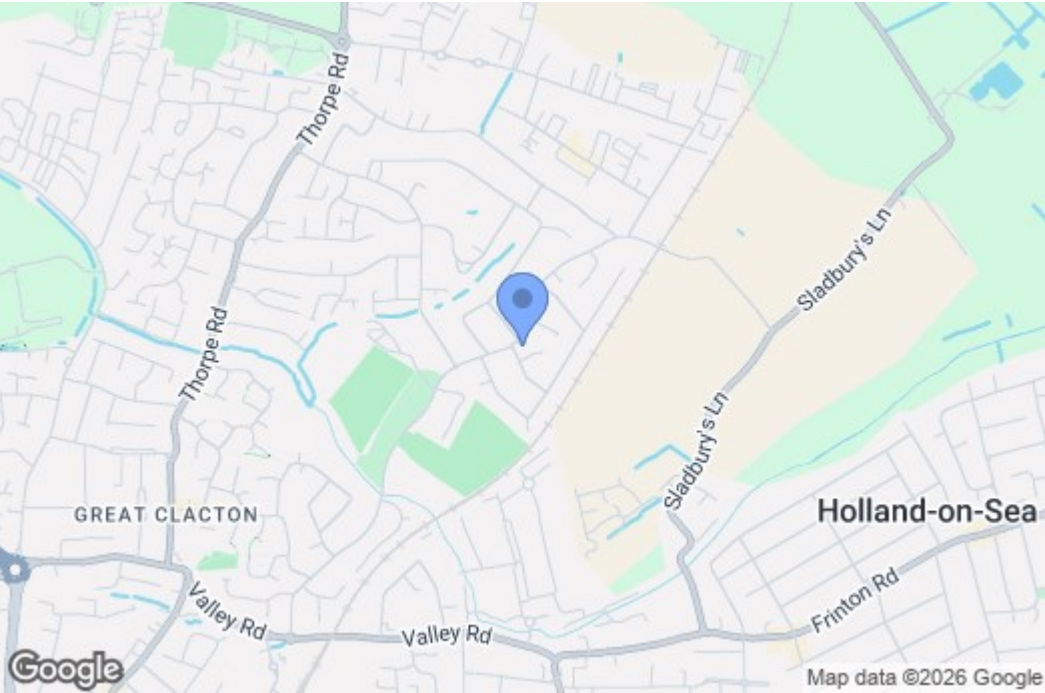
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

#### Material Information

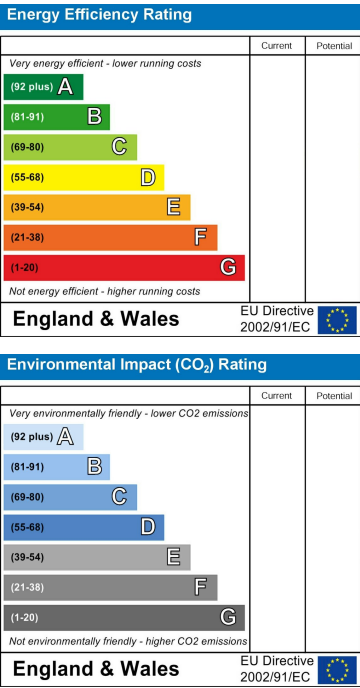
Council Tax Band: B  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: Needs To Find  
Garden Facing: East



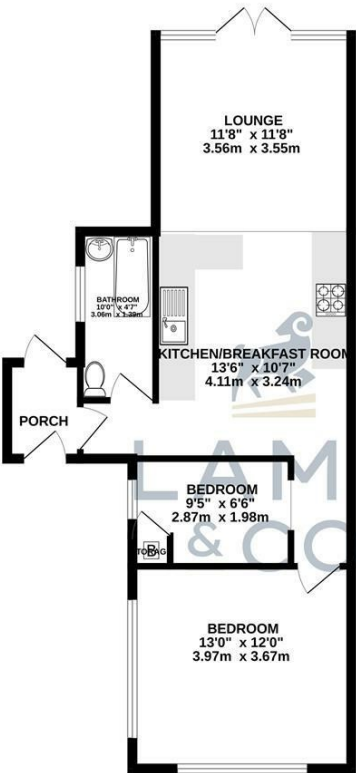
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 618 sq.ft. (57.4 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 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.