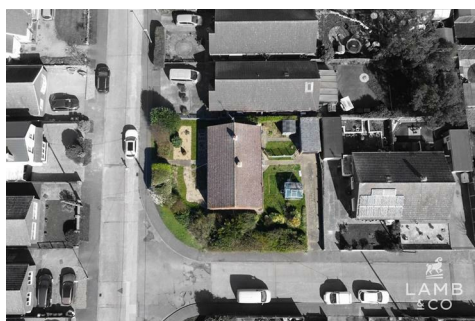




LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



ST. CLAIRS ROAD, CLACTON-ON-SEA, CO16 8QJ

PRICE £250,000

Situated on a desirable corner plot in the charming village of St Osyth, this three-bedroom detached bungalow offers a fantastic opportunity for those looking to modernise and add their own personal touch. With its sought-after location, close to local amenities and scenic coastal walks, this bungalow is ideal for buyers looking for a renovation project in a peaceful setting. Don't miss the chance to create your dream home!

- Three Bedrooms
- St Osyth
- Corner Plot
- In Need Of Modernisation
- Garage & Off Road Parking
- EPC - F

ENTRANCE HALL

LOUNGE

13'4" 12'5" (4.06m 3.78m)



KITCHEN/DINING ROOM

19'00" 10'00" (5.79m 3.05m)



BATHROOM

5'7" 5'4" (1.70m 1.63m)



W.C

5'7" 2'8" (1.70m 0.81m)

BEDROOM TWO

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



BEDROOM ONE

12'3" 11'00" (3.73m 3.35m)



BEDROOM THREE

9'00" 8'10" (2.74m 2.69m)



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: Electric (Gas To Property)

Services: All Mains

Broadband: Superfast

Mobile Coverage: EE - Likely, Vodaphone, O2, Three - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

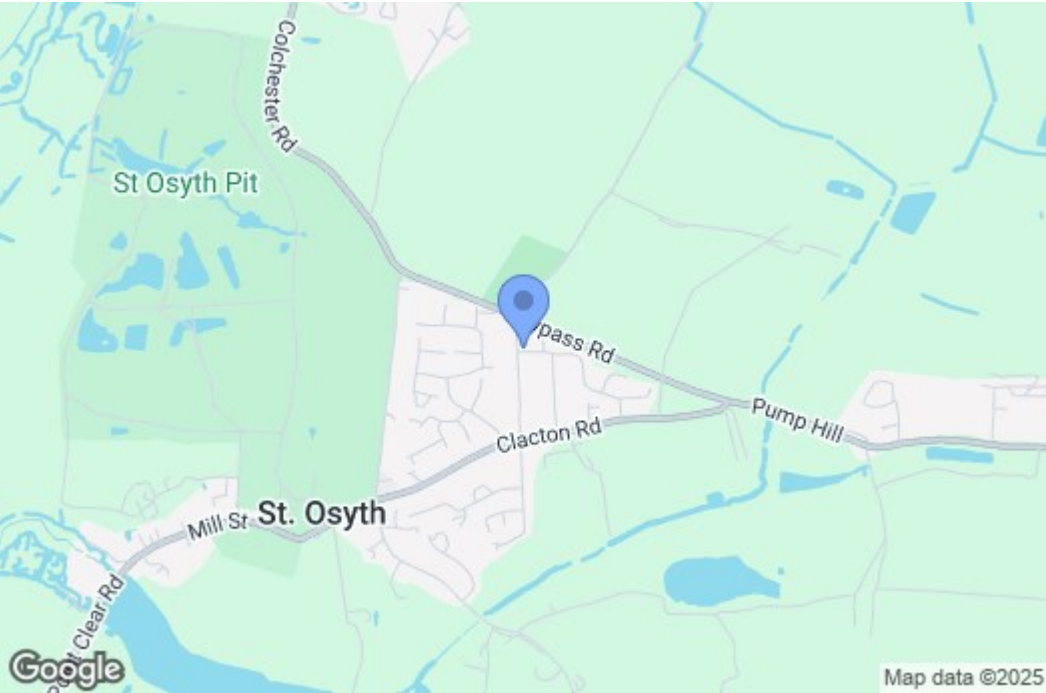
Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: West

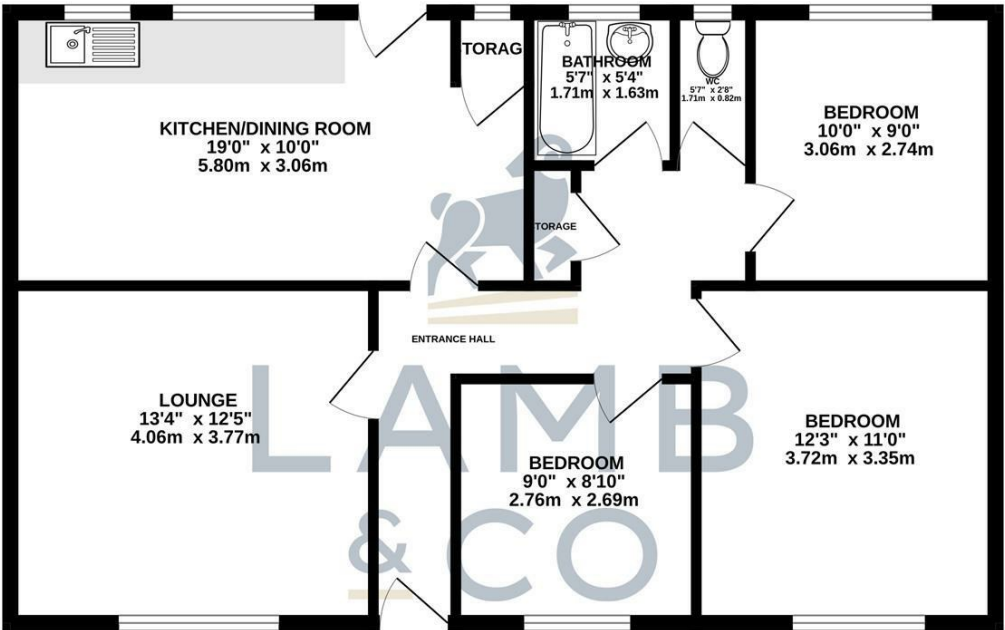
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 810 sq.ft (75.3 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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