



LAMB & CO

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Inspired by property, driven by passion.



## BRENTWOOD ROAD, CLACTON-ON-SEA, CO15 5DR

PRICE £290,000

This charming semi-detached bungalow in the sought-after area of Holland-on-Sea has undergone a comprehensive refurbishment, offering modern living spaces and contemporary comforts.

- Two Bedrooms
- Holland-On-Sea
- Recently Refurbished Throughout
- Conservatory
- Modern Living
- EPC - D

## ENTRANCE HALL

## BEDROOM TWO

10'3" 9'10" (3.12m 3.00m)



## BEDROOM ONE

13'2" 10'3" (4.01m 3.12m)



## LOUNGE

13'8" 10'3" (4.17m 3.12m)



## BATHROOM

6'10" 6'4" (2.08m 1.93m)



## KITCHEN

9'10" 9'10" (3.00m 3.00m)





## CONSERVATORY

20'1" 9'1" (6.12m 2.77m)



documentation once entering into negotiations for a property.

## Additional Information Clacton

Council Tax Band: B

Heating: Gas

Seller's Position: Needs To Find

Garden Facing: North

## 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

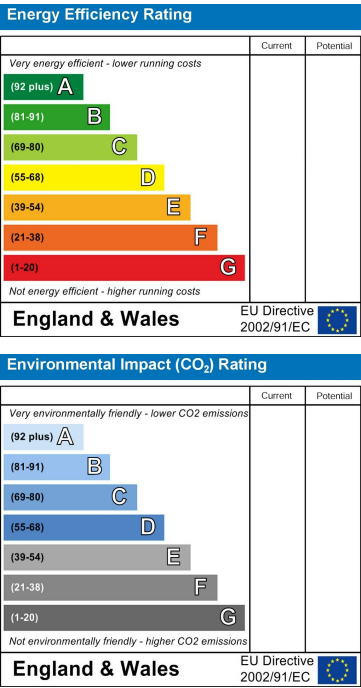
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence

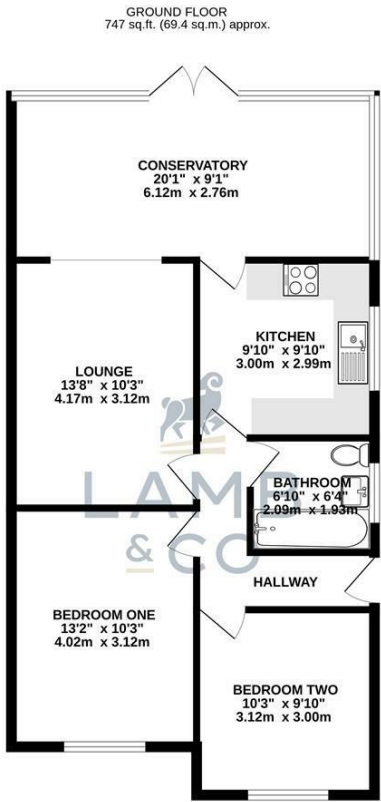
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 quality or efficiency can be given.  
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