



LAMB & CO

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Inspired by property, driven by passion.



BURRS ROAD, CLACTON-ON-SEA, CO15 4LN

GUIDE PRICE £250,000

Guide Price £250,000 - £275,000. This delightful two-bedroom detached bungalow is now available for sale in the sought-after area of Great Clacton. Conveniently situated, the property boasts a range of features including off-road parking, garage and rear access to the property. Additionally, the property has ample living space throughout, with two well-proportioned bedrooms.

- Two Bedrooms
- No Onward Chain
- Utility Room
- Garage To Rear
- Great Clacton
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

15'7" 11'00" (4.75m 3.35m)



BEDROOM ONE

14'7" 10'9" (4.45m 3.28m)



BEDROOM TWO

12'6" 10'10" (3.81m 3.30m)



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SHOWER ROOM

8'00" 5'1" (2.44m 1.55m)



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KITCHEN/DINING ROOM

18'2" 11'00" (5.54m 3.35m)



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UTILITY ROOM

7'8" 4'4" (2.34m 1.32m)



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.

Additional Information Clacton

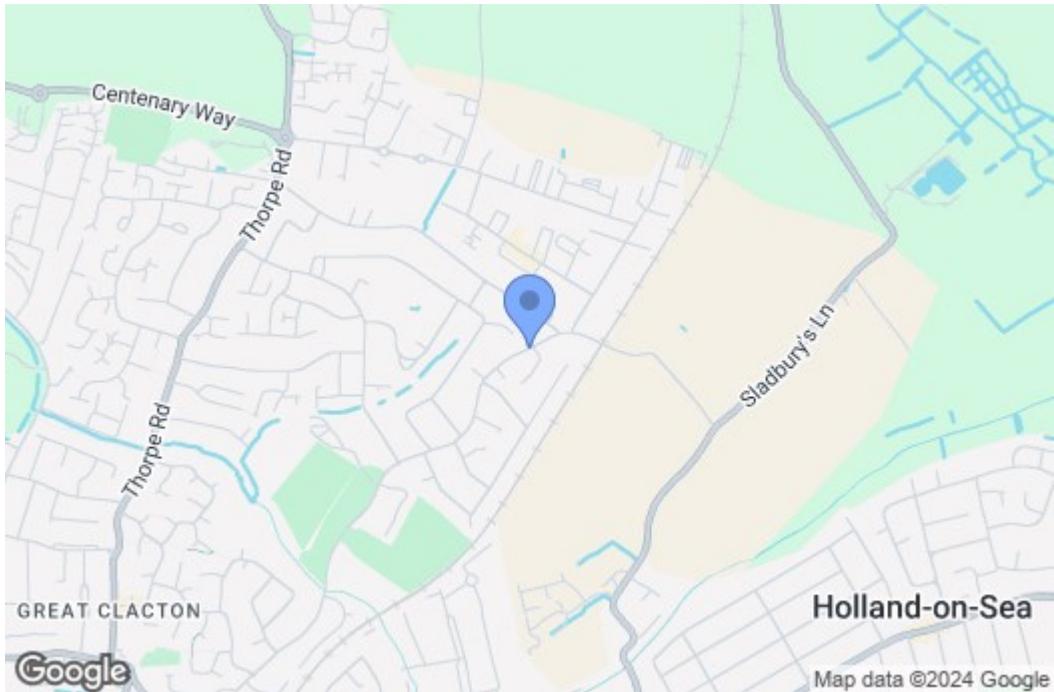
Council Tax Band: B

Heating: Gas

Seller's Position: No Onward Chain

Garden Facing: West

Map

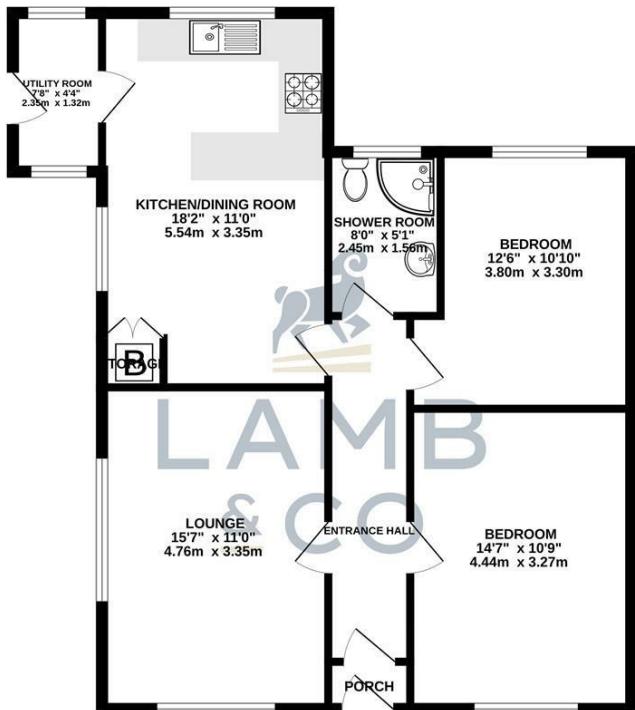


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 802 sq ft (74.5 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 inaccuracy. 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.