



LAMB & CO

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HIGHVIEW AVENUE, CLACTON-ON-SEA, CO15 4DX

PRICE £395,000

A beautifully maintained bungalow occupying a corner plot, offering a good degree of privacy. The property features stylish, modern interiors and is ready to move straight into. The accommodation includes a bright living space, fitted kitchen, and three comfortable bedrooms, making it ideal for families, downsizers, or those seeking single-level living. Outside, there is well-planned garden space, and an out-building, suited to relaxing or entertaining. Conveniently located close to local amenities, transport links, and the coastline, this home combines comfort and practicality in a desirable setting.

- Three Bedrooms
- Out Building
- Generous Corner Plot
- No Onward Chain
- En-Suite
- Conservatory
- Beautifully Presented
- EPC - C



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

14'4" 13'5" (4.37m 4.09m)



BEDROOM THREE

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



BEDROOM TWO

13'2" 11'4" (4.01m 3.45m)



KITCHEN/DINING ROOM

20'00" 11'4" (6.10m 3.45m)



CONSERVATORY

12'00" 8'2" (3.66m 2.49m)

SHOWER ROOM

8'4" 5'7" (2.54m 1.70m)



BEDROOM ONE

16'7" 13'5" (5.05m 4.09m)



EN SUITE

8'8" 8'4" (2.64m 2.54m)



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.

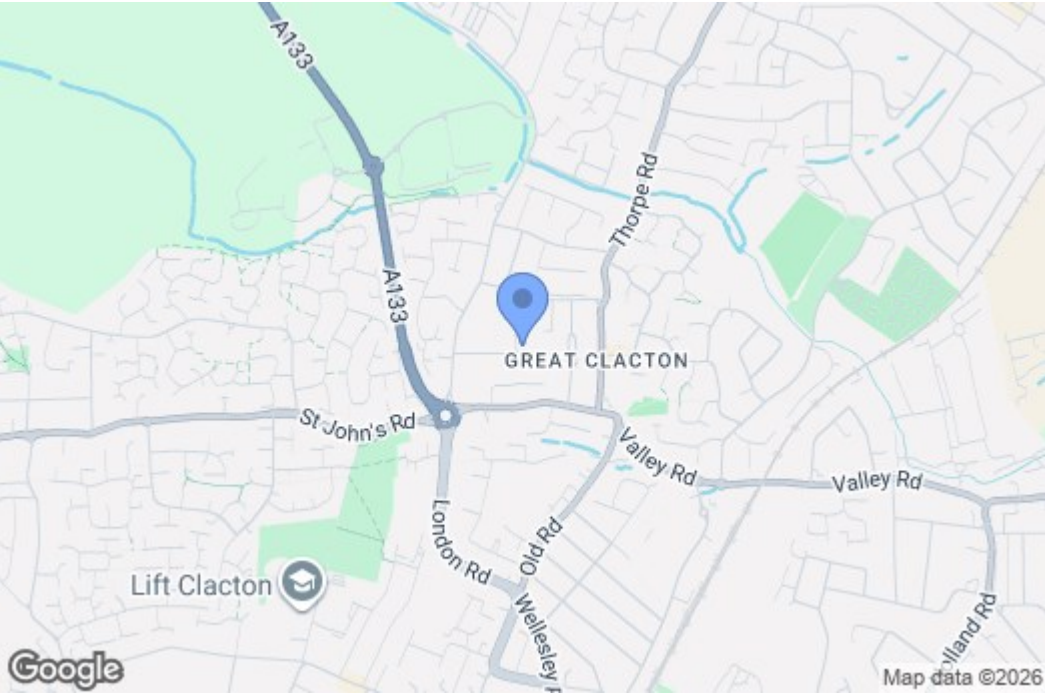
Material Information

Council Tax Band: D
Heating: Gas (Boiler Two Years Old)
Services: All Mains
Broadband: Superfast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements:
Flood Risk: Low

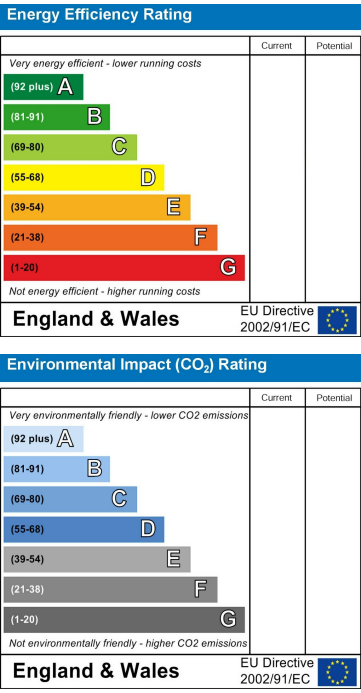
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: East



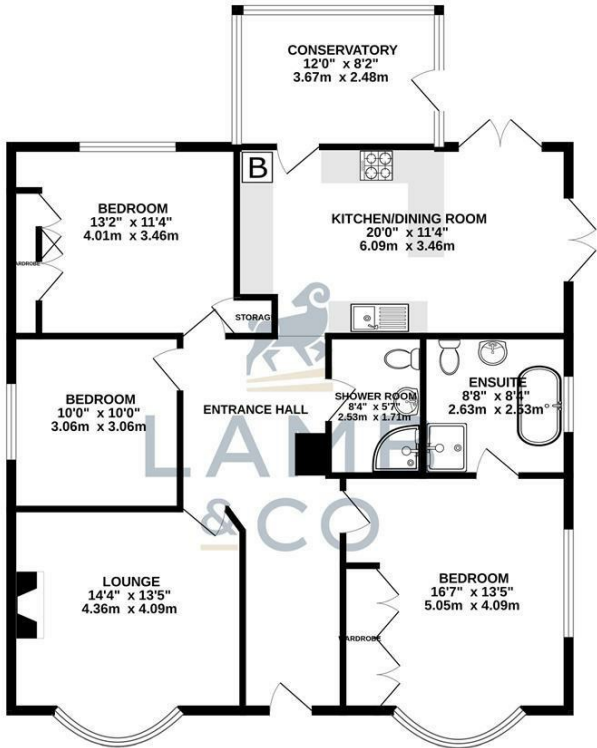
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1227 sq ft. (114.0 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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