



LAMB & CO

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Inspired by property, driven by passion.



SLADBURY'S LANE, CLACTON-ON-SEA, CO15 6NU

PRICE £330,000

Located in the sought-after area Holland-on-Sea, this versatile three bedroom detached character property offers generous living space. The property features a bright and airy lounge, a well-equipped kitchen, three double bedrooms, and a loft room providing flexibility for a home office or guest room. A standout feature is the mature garden, perfect for outdoor relaxation and entertaining. While there is no garage, the property benefits from off-road parking for two vehicles. Situated close to local amenities, the seafront, and excellent transport links, this delightful bungalow combines comfort with convenience.

- Three Double Bedrooms
- Loft Room
- Character Features
- Holland-On-Sea
- Dining Room
- EPC - E

ENTRANCE HALL

BEDROOM ONE

14'00" 11'00" (4.27m 3.35m)



BEDROOM THREE

11'00" 11'00" (3.35m 3.35m)



DINING ROOM

11'00" 11'00" (3.35m 3.35m)



BEDROOM TWO

15'3" 8'4" (4.65m 2.54m)



BATHROOM

6'2" 5'3" (1.88m 1.60m)



LOUNGE

15'8" 9'4" (4.78m 2.84m)



OUTSIDE



KITCHEN

11'00" 7'00" (3.35m 2.13m)



OUTSIDE REAR



LOFT ROOM

14'5" 14'1" (4.39m 4.29m)



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.

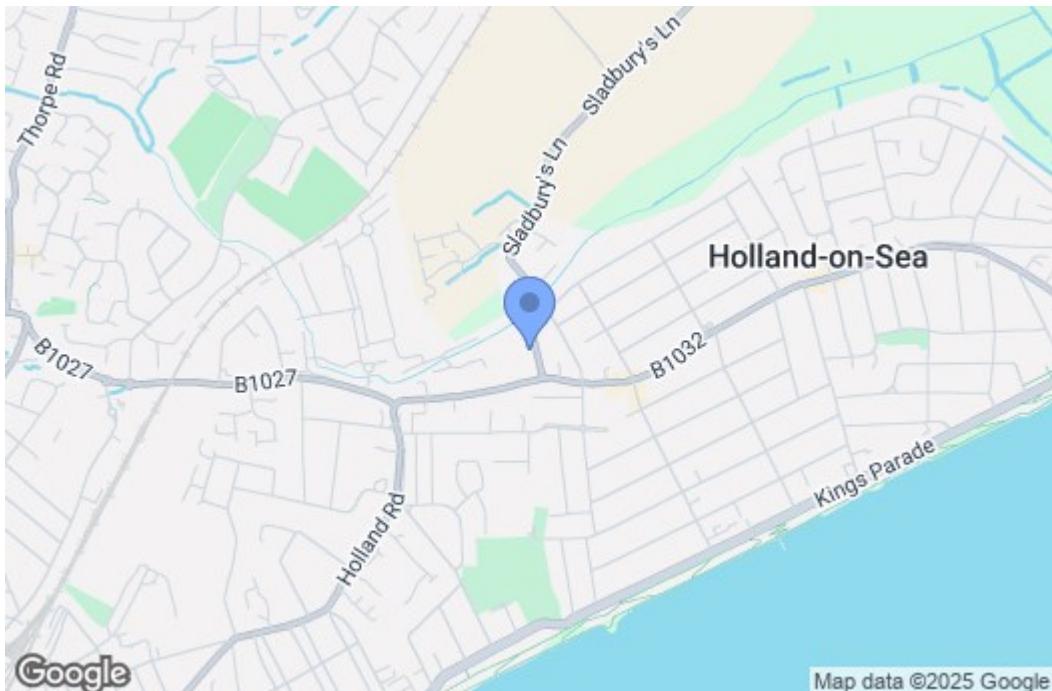
AML

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: Vodaphone, O2 - Likely. EE,
Three - Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Very Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: West

Map

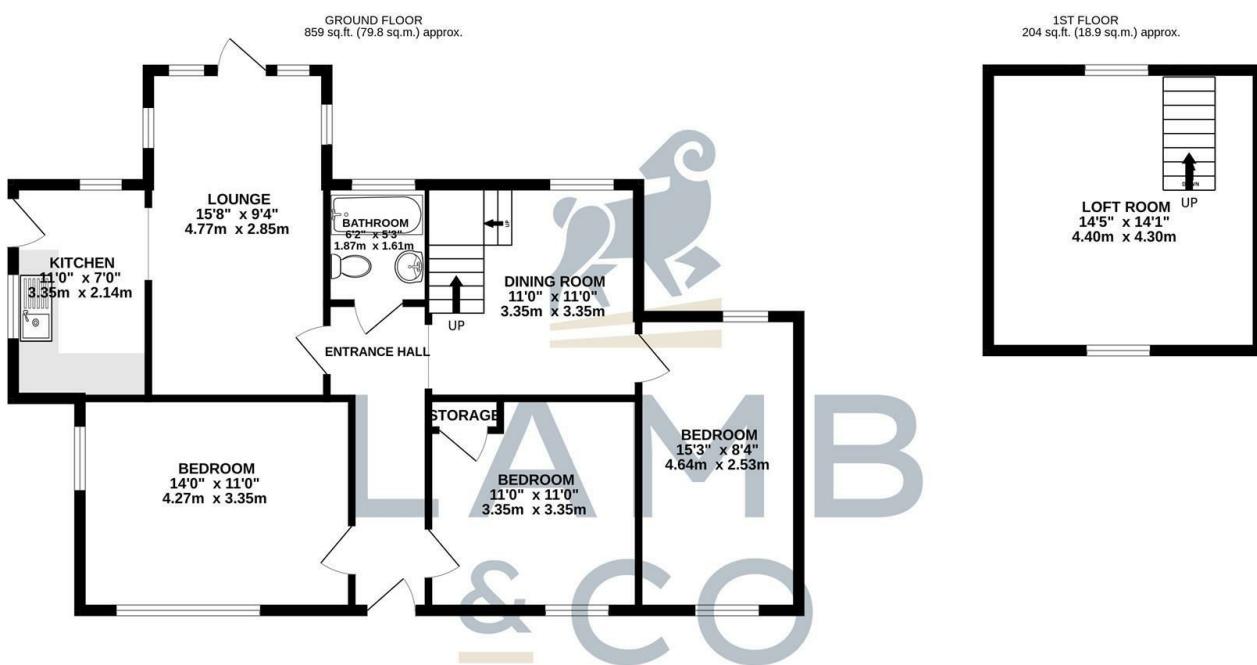


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			45
(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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.