



LAMB & CO

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Inspired by property, driven by passion.



ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8DB

OFFERS IN EXCESS OF £250,000

A rare opportunity to purchase a well-positioned three-bedroom detached bungalow in Clacton-on-Sea, offered with no onward chain, making for a smooth and swift transaction. The property features a welcoming lounge, kitchen, three comfortable bedrooms, and a functional bathroom. Externally, there's a rear garden providing private outdoor space, along with off-road parking. Competitively priced to reflect the current market, this bungalow is ideal for downsizers, retirees, or anyone seeking single-level living with potential to personalise. Viewing highly recommended.

- Three Bedrooms
- Generous Garden
- No Onward Chain
- Dressing Room
- Off Road Parking
- EPC - C

ENTRANCE HALL

LOUNGE

17'00" 11'00" (5.18m 3.35m)



KITCHEN

16'3" 10'00" (4.95m 3.05m)



SHOWER ROOM

8'9" 6'7" (2.67m 2.01m)

W.C

6'8" 3'00" (2.03m 0.91m)

BEDROOM THREE

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



BEDROOM ONE

13'5" 10'5" (4.09m 3.18m)



DRESSING ROOM

14'00" 7'5" (4.27m 2.26m)

BEDROOM TWO

12'4" 10'00" (3.76m 3.05m)



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.

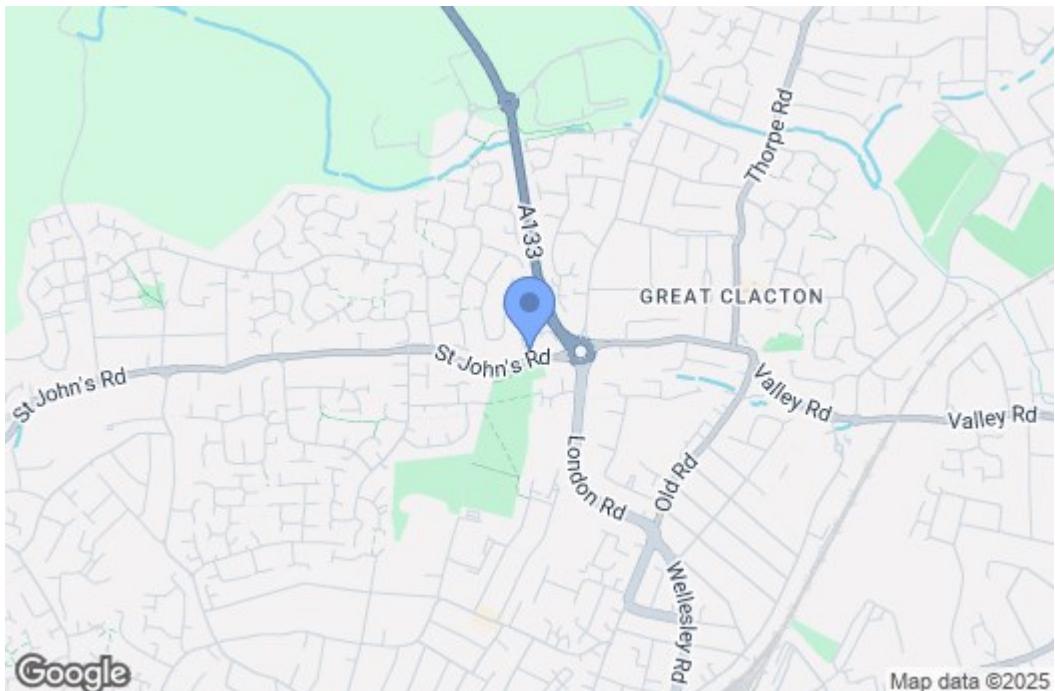
AML

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
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: West

Map

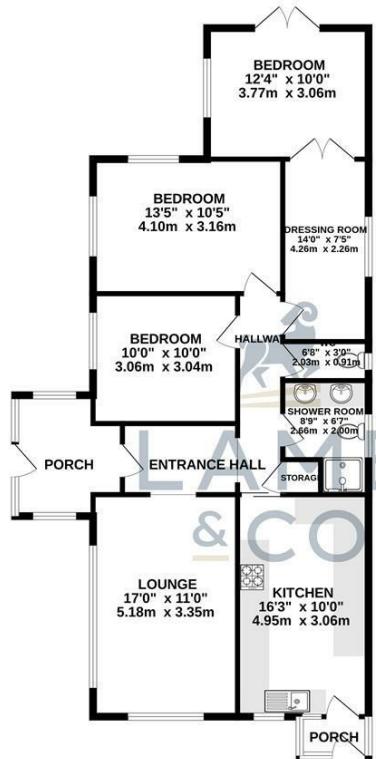


EPC Graphs

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



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.