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## UPLANDS ROAD, CLACTON-ON-SEA, CO15 1BB

### OFFERS IN EXCESS OF £365,000

Situated in the highly desirable Royals area of Clacton-on-Sea, this spacious three-bedroom detached bungalow is offered with no onward chain, ensuring a smooth, hassle-free purchase. The property boasts a generous lounge, fitted kitchen, three well-proportioned bedrooms, and a family bathroom. Externally, there is a garage, off-road parking, and a low-maintenance garden perfect for outdoor living. Ideally located close to the seafront, town centre, and local transport links, this well-positioned home presents excellent potential for families, downsizers, or investors.

- Three Bedrooms
- No Onward Chain
- Royals Area
- En Suite
- Garage & Off Road Parking
- EPC - TBC



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## ENTRANCE HALL

## BEDROOM ONE

15'2" 15'2" (4.62m 4.62m)



## BEDROOM TWO

11'00" 9'7" (3.35m 2.92m)



## BEDROOM THREE

11'00" 9'7" (3.35m 2.92m)



## EN SUITE

3'1" 8'2" (0.95 2.5)



## BATHROOM

8'3" 7'4" (2.51m 2.24m)



## LOUNGE

17'00" 14'5" (5.18m 4.39m)



## KITCHEN/DINER

14'9" 9'4" (4.50m 2.84m)



## UTILITY ROOM

6'7" 5'8" (2.01m 1.73m)



## 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.

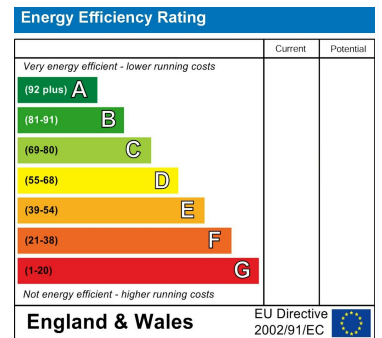
### Material Information

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

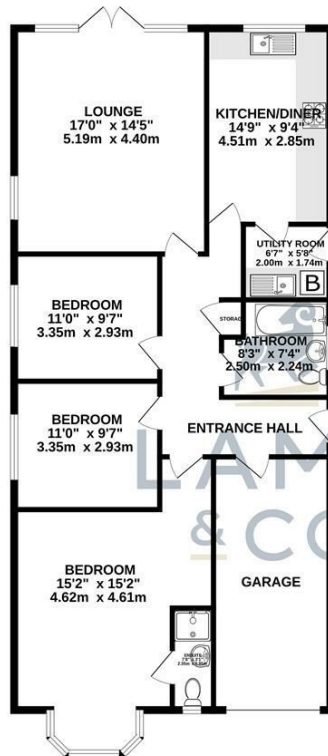
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1060 sq ft, (98.5 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 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 is given to their operability or efficiency can be given.  
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