



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



LEYS DRIVE, LITTLE CLACTON, CO16 9RE

GUIDE PRICE £315,000

Guide Price £315,000 - £325,000. Located in the heart of the sought after village of Little Clacton, within easy reach of all the village amenities, this spacious and well presented bungalow offers a generous 17'6 sun room, off-road parking and a well-planned garden.

- Two Bedrooms
- Little Clacton
- Off-Road Parking
- Sun Room
- Well-Planned
- EPC D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

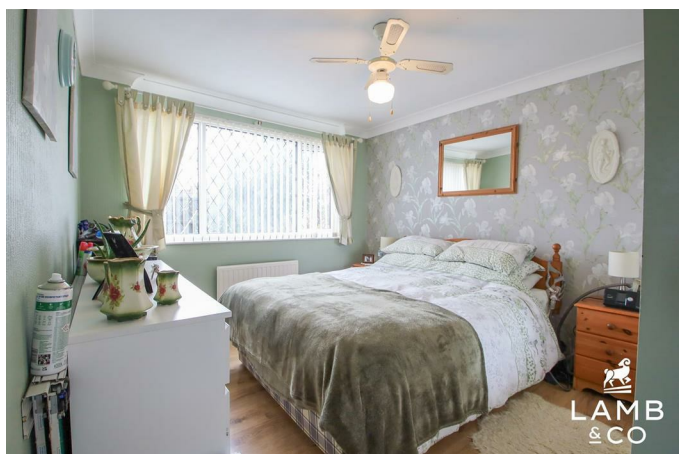
BEDROOM TWO

9'6 x 8'5 (2.90m x 2.57m)



BEDROOM ONE

12'2 x 10'0 (3.71m x 3.05m)



BATHROOM

6'9 x 5'6 (2.06m x 1.68m)



KITCHEN

9'10 x 9'8 (3.00m x 2.95m)



LOUNGE/DINER

16'2 x 9'7 (4.93m x 2.92m)



SUN ROOM

17'6 x 11'1 (5.33m x 3.38m)



documentation once entering into negotiations for a property.

Additional Information Clacton

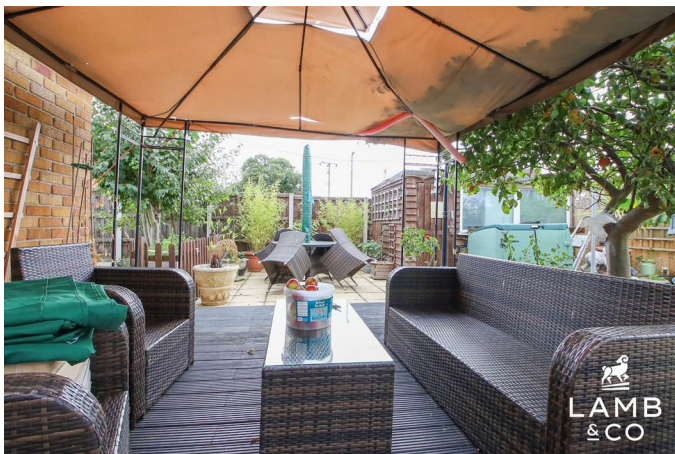
Council Tax Band: C

Heating: Gas

Seller's Position: Needs To Find

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.

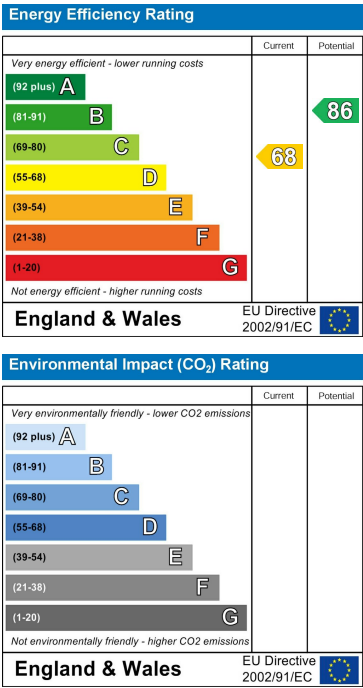
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence

Map

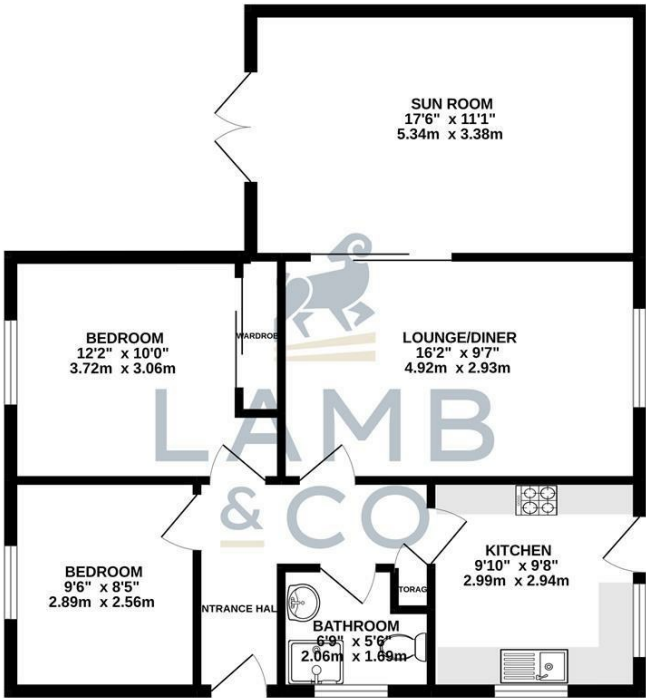


EPC Graphs



Floorplan

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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 misstatement. 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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