



LAMB & CO

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Inspired by property, driven by passion.



BEACON WAY, CLACTON-ON-SEA, CO16 8JN

PRICE £285,000

Nestled in a peaceful and sought-after area of St Osyth, this charming two-bedroom bungalow offers a wonderful opportunity to create your dream home. With a generous gated driveway, and a garage, the property frontage exudes warmth and potential. Inside, the property is brimming with possibilities, inviting you to add your own personal touch. Spacious living areas, including a lounge, dining room, kitchen, and a bright conservatory, provide a welcoming atmosphere. Sold with no onward chain, this is your chance to secure a home full of promise in a desirable location.

- Two Bedrooms
- Dining Room
- Garage & Off Road Parking
- No Onward Chain
- Desirable Location
- Conservatory
- EPC - TBC

ENTRANCE HALL



BATHROOM

8'4" 5'5" (2.54m 1.65m)



BEDROOM TWO

12'6" 10'8" (3.81m 3.25m)



LOUNGE

17'5" 10'9" (5.31m 3.28m)



BEDROOM ONE

13'9" 12'00" (4.19m 3.66m)



DINING ROOM

11'7" 9'00" (3.53m 2.74m)



KITCHEN

11'7"9'00" (3.53m 2.74m)



OUTSIDE REAR



CONSERVATORY

12'3" 9'7" (3.73m 2.92m)



OUTSIDE



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.

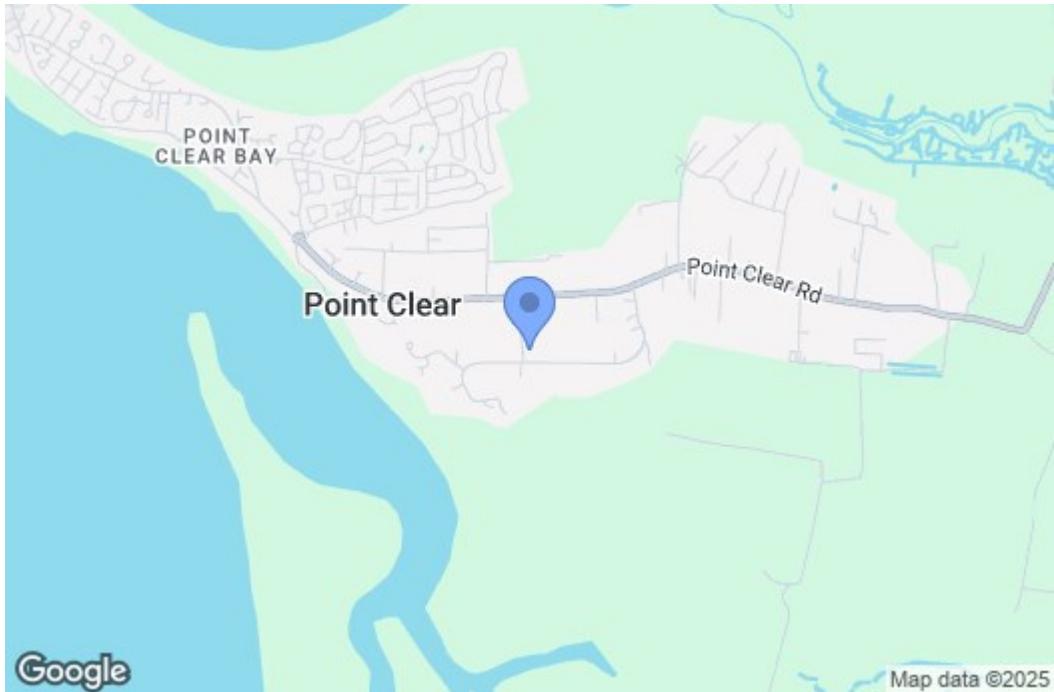
AML

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: Oil
Services: Mains water and drainage
Broadband: Superfast
Mobile Coverage: Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: East

Map

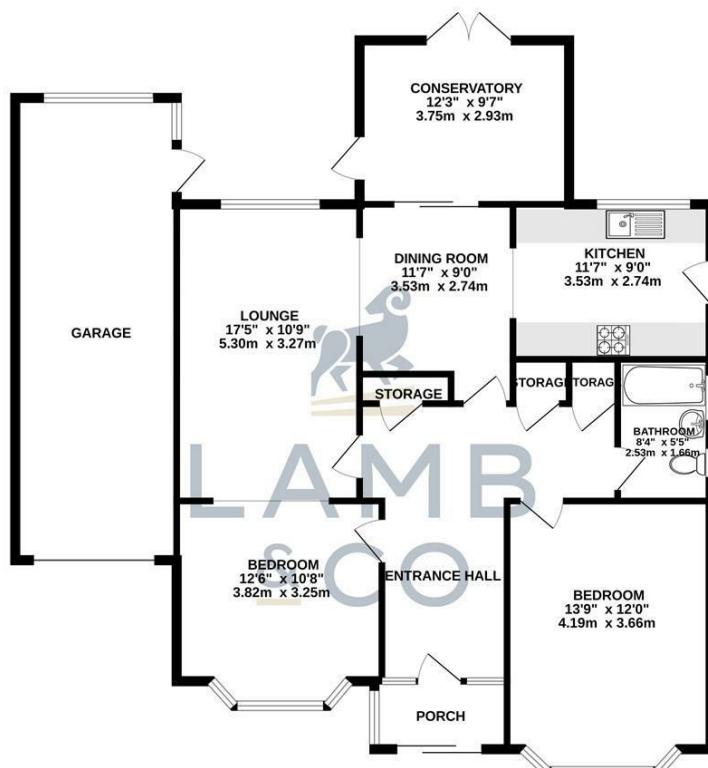


EPC Graphs

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



TOTAL FLOOR AREA: 1348 sq ft. (125.2 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 misdescription. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 2023

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.