



LAMB & CO

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Inspired by property, driven by passion.



CREDON DRIVE, CLACTON-ON-SEA, CO15 4QX

PRICE £220,000

A well-presented two-bedroom semi-detached bungalow featuring a bright conservatory, and a south-facing garden. Ideally located in a quiet cul-de-sac, this home is perfect for downsizers or first-time buyers. Offered with no onward chain for a smooth and speedy move.

- Two Bedrooms
- Cul-De-Sac
- South Facing Garden
- Conservatory
- No Onward Chain
- EPC D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN

13'0 x 12'0 (3.96m x 3.66m)



LOUNGE

15'8 x 11'0 (4.78m x 3.35m)



CONSERVATORY

15'5 x 8'7 (4.70m x 2.62m)



BATHROOM

8'0 x 6'0 (2.44m x 1.83m)



BEDROOM ONE

12'5 x 10'9 (3.78m x 3.28m)



BEDROOM TWO

11'8 x 8'0 (3.56m x 2.44m)



Material Information

Council Tax Band: B

Heating: gas central

Services: mains

Broadband: Ultrafast

Mobile Coverage: O2 good, Three, Vodafone & EE likely

Construction: conventional

Restrictions: has restrictive covenants

Rights & Easements: none

Flood Risk: rivers & seas very low; surface water low

Additional Charges: none

Seller's Position: no onward chain

Garden Facing: south

REAR GARDEN



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.

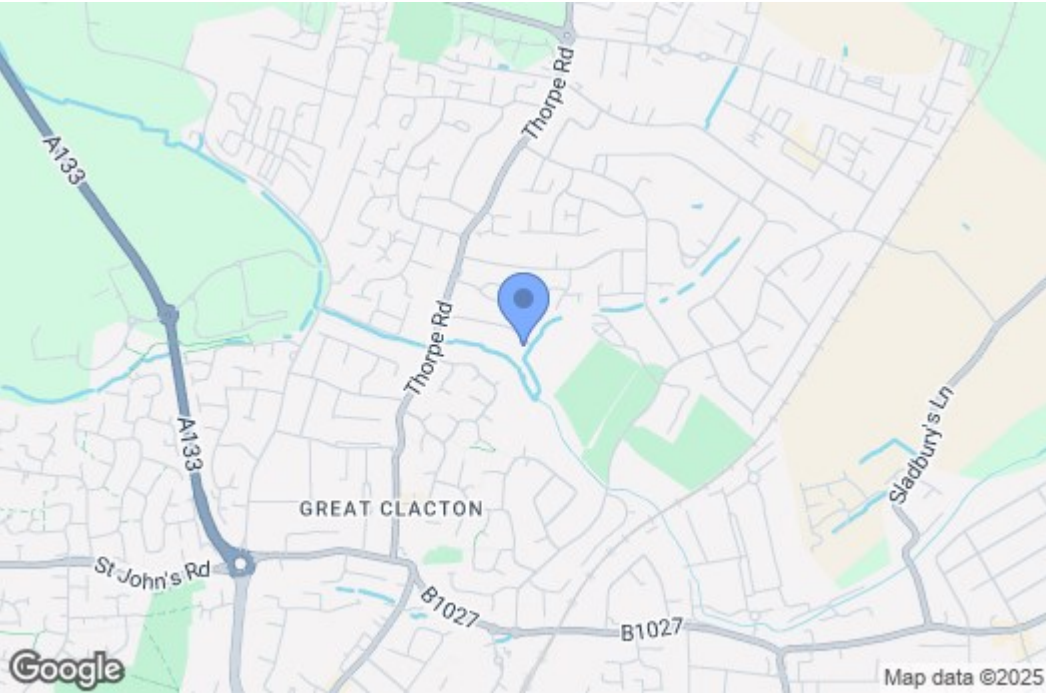
AML

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.

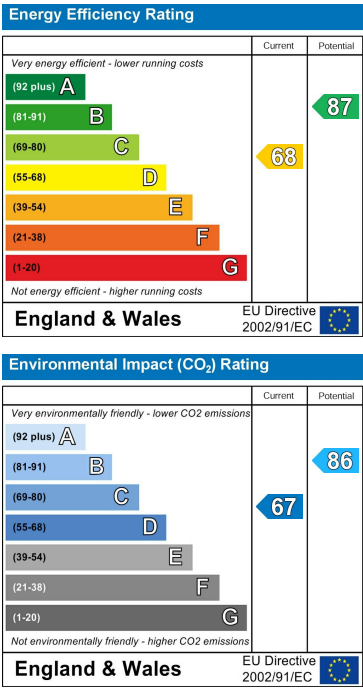
REAR ASPECT



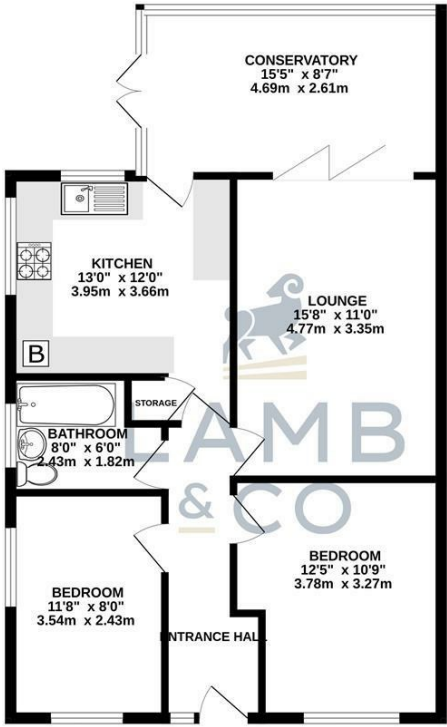
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 755 sq.ft. (70.1 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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