



LAMB & CO

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Inspired by property, driven by passion.



## LONDON ROAD, ESSEX, CO16 9RA

PRICE £675,000

Set back from the road on a plot of approximately 3.2 acres lies 'Montana'. This three-bedroom detached bungalow offers a rare opportunity to create something truly special. Although requiring modernisation throughout, the property provides a solid footprint with endless scope for improvement. The extensive grounds also include a detached double garage and stable block with the land offering potential for various uses (subject to obtaining the relevant consents). Sold with no onward chain for added convenience.

- 3.2 Acre Plot
- No Onward Chain
- Stable Block
- Three Bedrooms
- Scope to Improve
- Approx. 1,770 Sq Ft
- Generous Driveway & Double Garage
- EPC E
- 330ft Wide Frontage

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## LOUNGE

21'0 x 11'9 (6.40m x 3.58m)



## DINING ROOM

23'3 x 10'0 (7.09m x 3.05m)



## KITCHEN

10'0 x 9'0 (3.05m x 2.74m)



## CONSERVATORY

21'0 x 11'7 (6.40m x 3.53m)



## UTILITY ROOM

7'5 x 7'1 (2.26m x 2.16m)

## BATHROOM

9'0 x 6'3 (2.74m x 1.91m)



## MASTER BEDROOM

17'8 x 15'0 (5.38m x 4.57m)



## BEDROOM

12'5 x 10'0 (3.78m x 3.05m)



## EN SUITE

8'0 x 5'5 (2.44m x 1.65m)



## DRESSING ROOM

12'0 x 7'0 (3.66m x 2.13m)



## BEDROOM

12'5 x 10'0 (3.78m x 3.05m)



## REAR GARDEN



## REAR ASPECT

## AERIAL VIEW



## Material Information

Council Tax Band: E

Heating: Oil fired central heating

Services: Mains electricity & water

Drainage: Septic tank

Broadband: superfast FFTC

Mobile Coverage: O2= good; EE, Vodafone, Three= likely

Construction: conventional

Restrictions: none

Rights & Easements: none

Flood Risk: very low

Additional Charges: None

Seller's Position: No onward chain

Garden Facing: West

## 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.

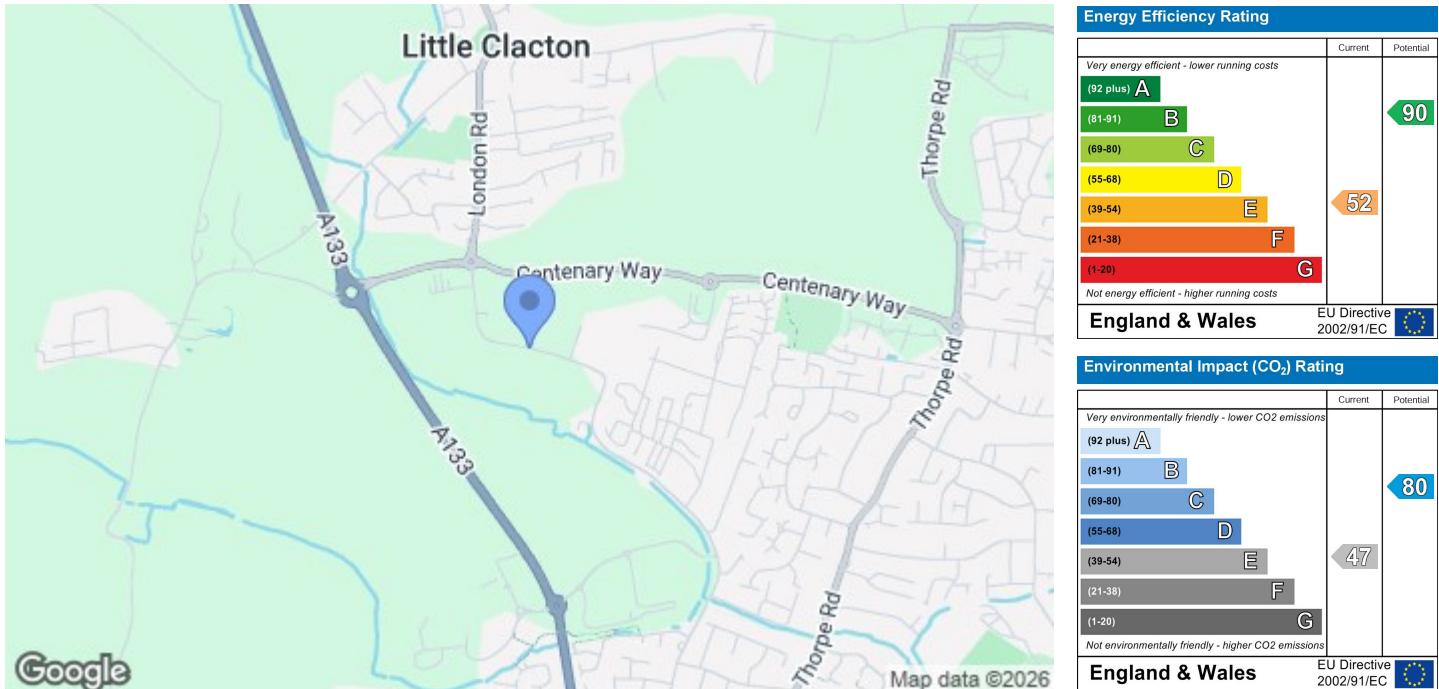
## AML

### ANTI-MONEY LAUNDERING REGULATIONS 2017

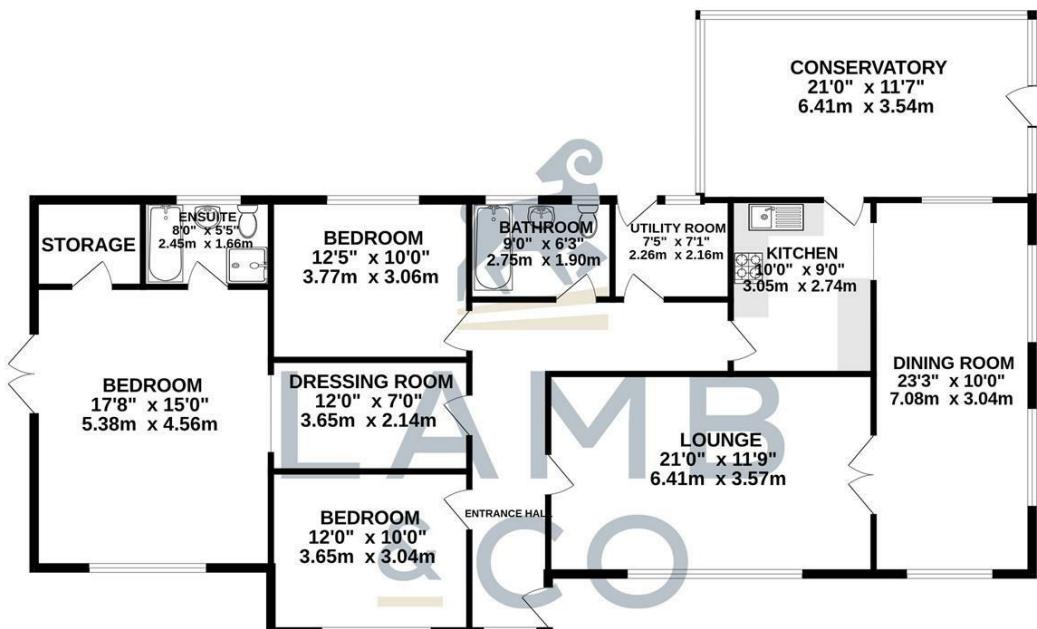
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Map

## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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 errors, 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 as to their operability or efficiency can be given.

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