



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



HIGHLANDS GROVE, CLACTON-ON-SEA, CO15 4SY

GUIDE PRICE £350,000

Guide Price £350,000 - £375,000. Originally designed as a three bedroom and situated in a peaceful Great Clacton cul-de-sac, this charming bungalow boasts a conservatory, maximising living space; an en suite to bedroom one; and two double bedrooms. Externally the property offers an integral garage and driveway parking.

- Two Bedrooms
- Off-Road Parking & Garage
- Well Presented
- En Suite
- Conservatory
- EPC C



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

BATHROOM

10'5 x 6'5 (3.18m x 1.96m)



BEDROOM TWO

10'5 x 9'5 (3.18m x 2.87m)



BEDROOM ONE

14'7 x 11'8 (4.45m x 3.56m)



EN SUITE

8'3 x 4'3 (2.51m x 1.30m)

OPEN PLAN LIVING AREA

32'10 x 16'2 (10.01m x 4.93m)



CONSERVATORY

12'0 x 8'7 (3.66m x 2.62m)



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

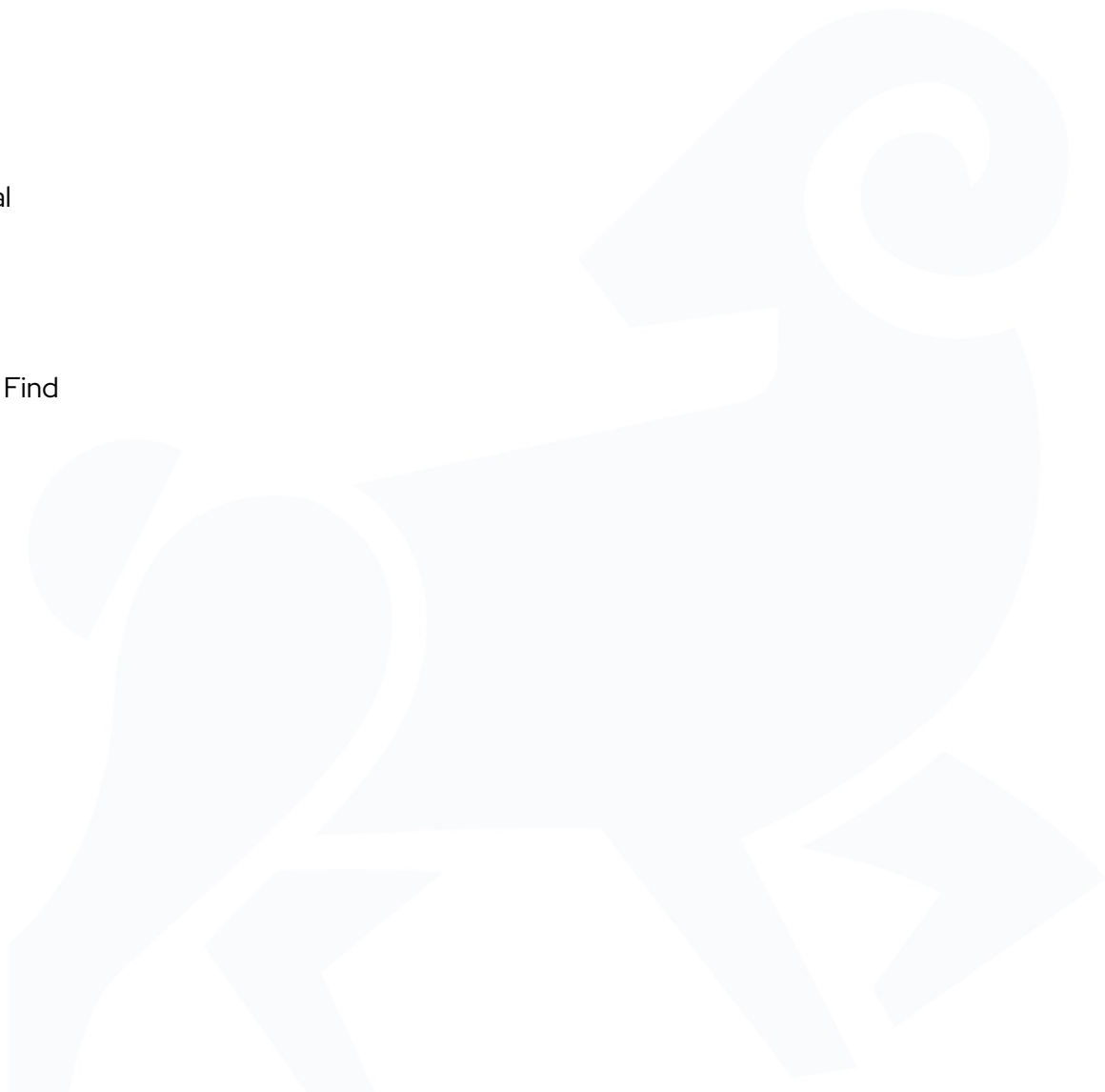
Rights & Easements: No

Flood Risk: Low

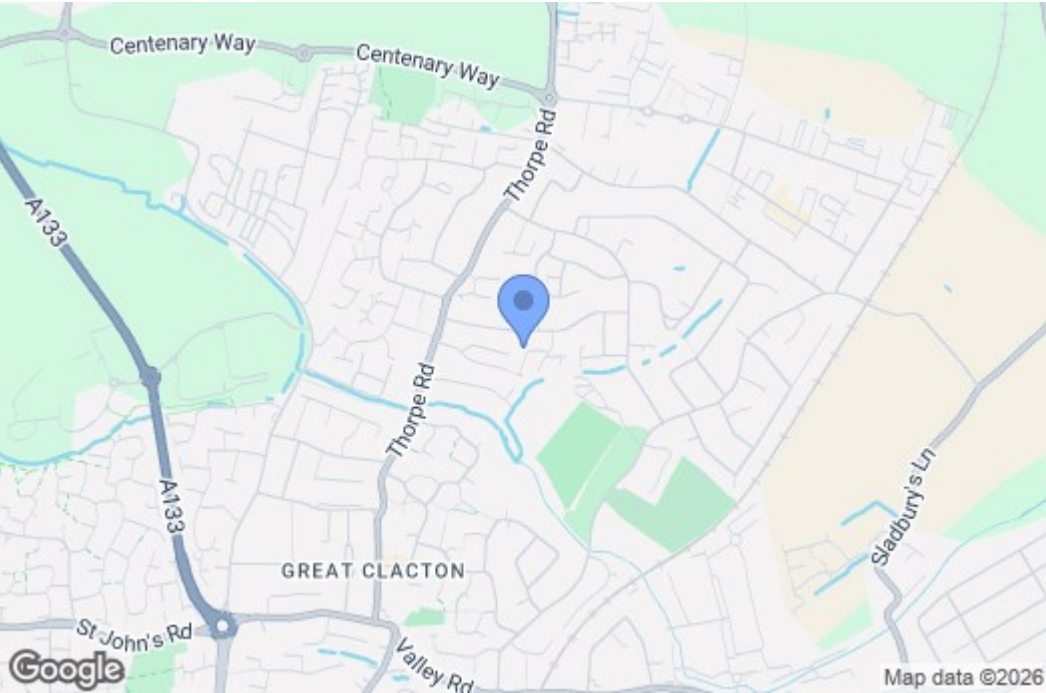
Additional Charges: No

Seller's Position: Needs To Find

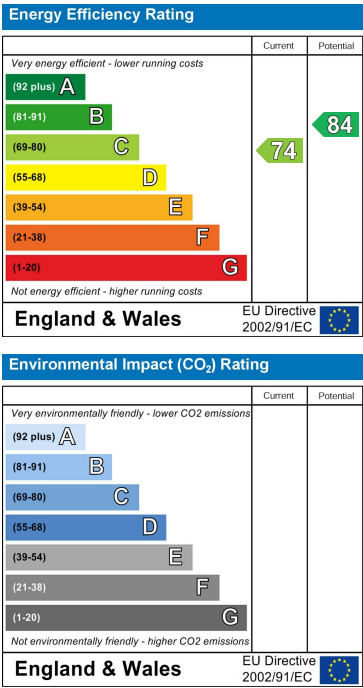
Garden Facing: East



Map

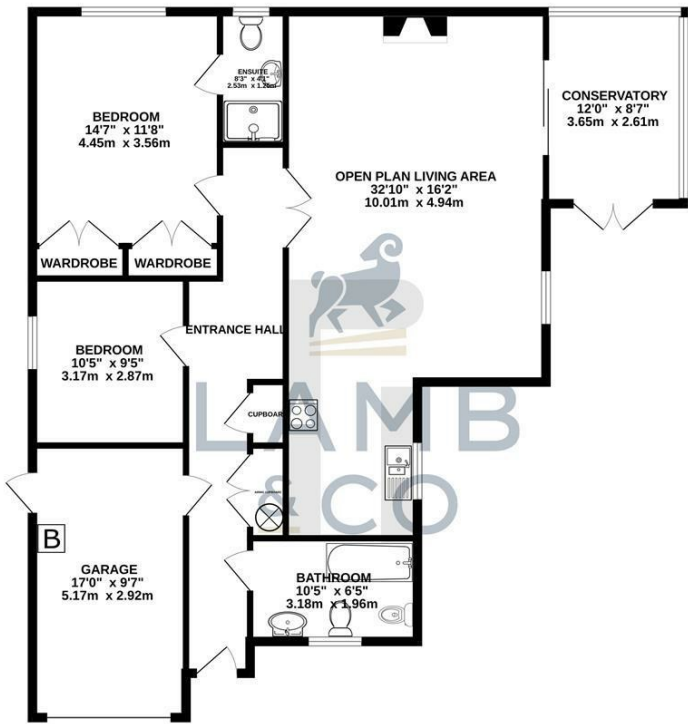


EPC Graphs



Floorplan

GROUND FLOOR
1276 sq.ft. (118.5 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 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 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.
Made with Metropix 12/2023

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 firms employment has the authority to make or give any representation or warranty in respect of the property.