



LAMB & CO

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Inspired by property, driven by passion.



## LANDERMERE ROAD, CLACTON-ON-SEA, CO16 0LL

PRICE £450,000

Situated in the charming village of Thorpe-le-Soken, this well-maintained three-bedroom detached bungalow is positioned on a generous corner plot. The property offers spacious and flexible living accommodation, featuring a bright lounge, fitted kitchen, three good-sized bedrooms, and a modern bathroom. Externally, the home enjoys wrap-around gardens providing ample outdoor space, along with off-road parking. The conservatory presents an exciting opportunity for the new owner to redesign and rebuild, adding further value and creating a stylish space perfectly suited to modern living.

- Three Bedrooms
- Kitchen/Diner
- New Boiler Fitted In 2024
- Thorpe-Le-Soken
- Well Presented
- Corner Plot
- EPC - D



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## ENTRANCE HALL

## LOUNGE

15'5" 15'4" (4.70m 4.67m)

## BEDROOM TWO

10'11" 9'2" (3.33m 2.79m)

## BATHROOM

9'2" 7'4" (2.79m 2.24m)

## BEDROOM THREE

10'5" 9'2" (3.18m 2.79m)

## BEDROOM ONE

14'1" 11'4" (4.29m 3.45m)

## KITCHEN/DINER

16'6" 11'4" (5.03m 3.45m )

## CONSERVATORY

17'5" 6'3" (5.31m 1.91m)

## 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:

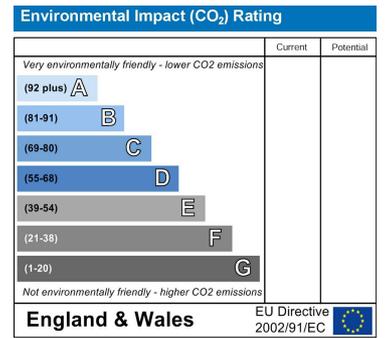
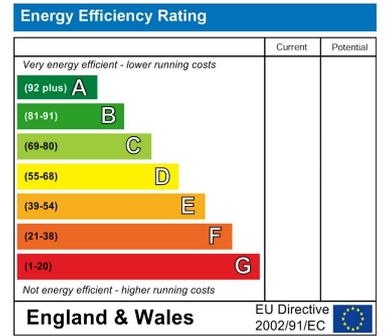
Seller's Position: Needs To Find

Garden Facing: West

## Map

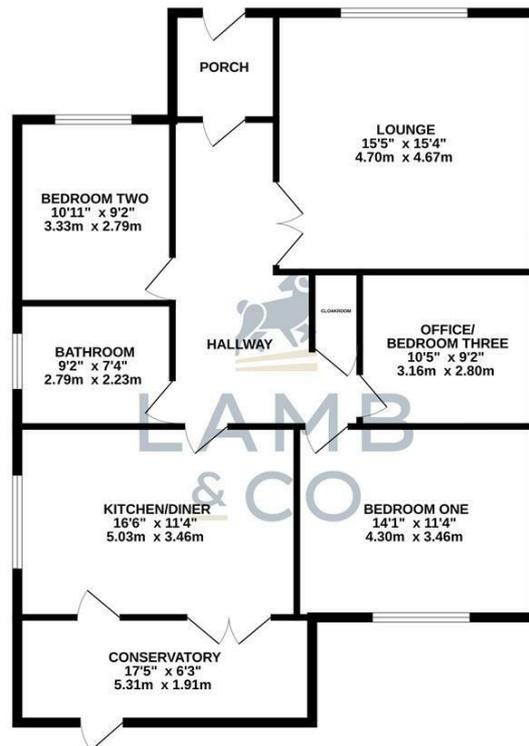


## EPC Graphs



## Floorplan

GROUND FLOOR  
1150 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq ft. (106.9 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 as to their quality or efficiency can be given.  
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