







EPSOM CLOSE, CLACTON-ON-SEA, CO16 8FE

OFFERS IN THE REGION OF £269,500

Offered for sale with no onward chain, this well-proportioned three-bedroom detached bungalow presents an excellent opportunity for buyers seeking single-storey living in the popular coastal town of Clacton-on-Sea. Benefiting from spacious and versatile accommodation, the property offers comfortable living throughout and is ideal for families, downsizers, or those looking for a home with great potential.

- Three Bedrooms
- No Onward Chain
- Garage & Off Road Parking
- Well Presented
- Secluded Rear Garden
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BATHROOM

8'1" 6'8" (2.46m 2.03m)



BEDROOM THREE

10'5" 7'9" (3.18m 2.36m)



BEDROOM TWO

11'8" 10'00" (3.56m 3.05m)



KITCHEN

11'8" 9'2" (3.56m 2.79m)



LOUNGE

17'00" 12'00" (5.18m 3.66m)



BEDROOM ONE

12'7" 10'00" (3.84m 3.05m)



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.

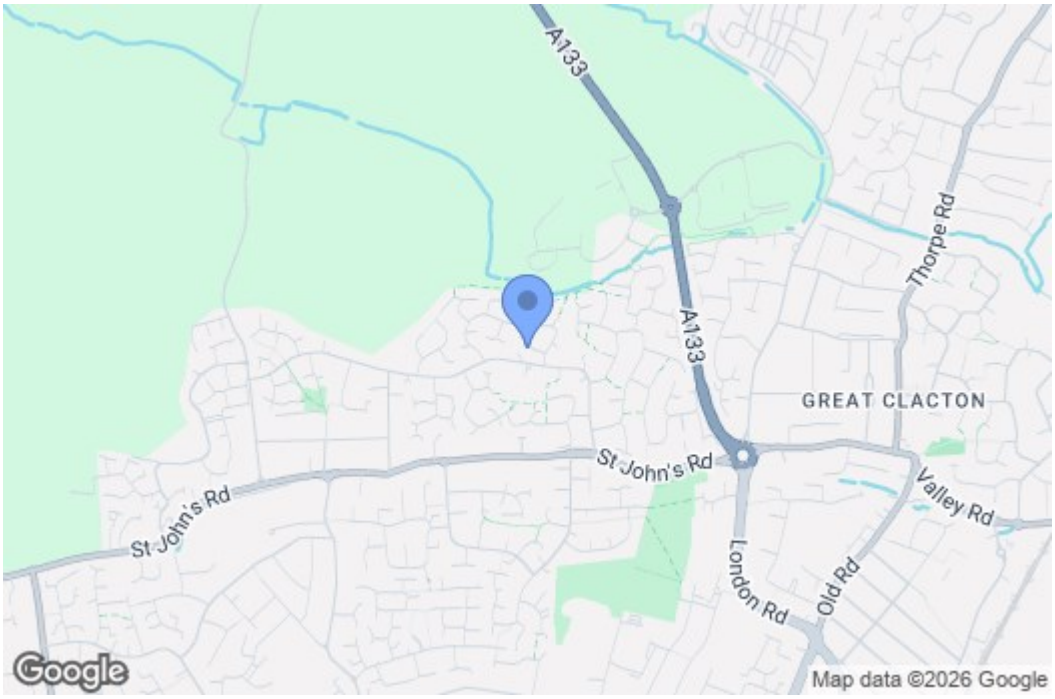
AML

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.

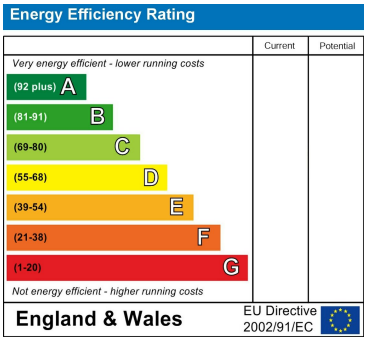
Material Information

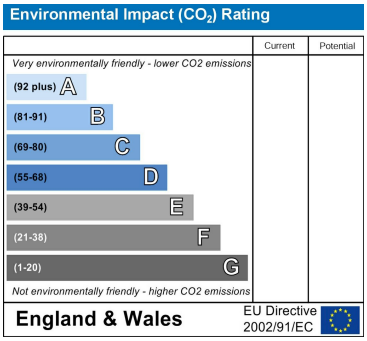
Council Tax Band: C
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: West
Non-Standard Features to note: No

Map

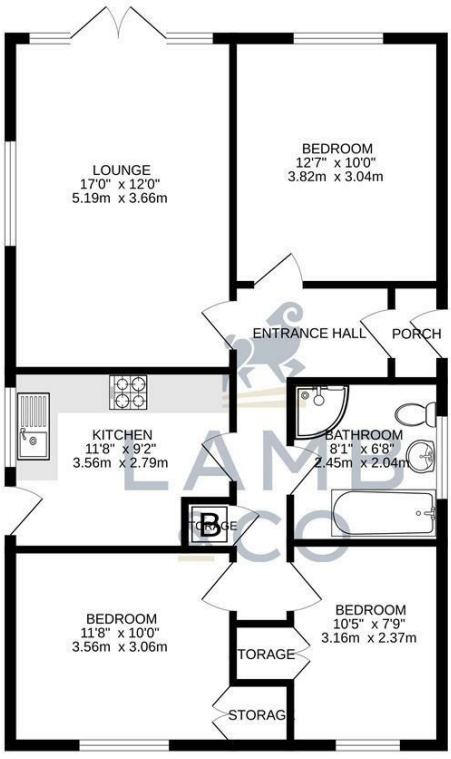


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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 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 operability or efficiency can be given.
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