



LAMB & CO

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Inspired by property, driven by passion.



THORPE ROAD, CLACTON-ON-SEA, CO15 4NT

PRICE £410,000

This beautifully refurbished four-bedroom detached bungalow in Clacton-on-Sea offers spacious and modern living throughout. The property features a bright and airy lounge, a contemporary kitchen/dining area, and four well-proportioned bedrooms (one currently used as office space), including a master with en-suite. Finished to a high standard, the home boasts quality fittings and stylish decor. Externally, the bungalow benefits from a well-maintained garden, ideal for outdoor relaxation and entertaining, along with a private driveway providing ample parking. This exceptional home combines comfort with convenience.

- Four Bedrooms
- Off Road Parking
- Utility Room
- En Suite
- Kitchen/Dining Area
- WC
- High Standard Throughout
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



W.C

4'00" 3'00" (1.22m 0.91m)

BEDROOM FOUR

13'3" 7'9" (4.04m 2.36m)

KITCHEN/DINING AREA

27'5" 21'3" (8.36m 6.48m)



LOUNGE

15'1" 13'00" (4.60m 3.96m)



BATHROOM

9'2" 7'9" (2.79m 2.36m)



BEDROOM TWO

10'4" 10'1" (3.15m 3.07m)

UTILITY ROOM

9'00" 8'00" (2.74m 2.44m)



EN SUITE

9'00" 3'2" (2.74m 0.97m)



BEDROOM THREE

12'00" 7'3" (3.66m 2.21m)



OUTSIDE



BEDROOM ONE

13'8 x 11'1 (4.17m x 3.38m)



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

Broadband:

Mobile Coverage:

Construction: Conventional

Restrictions: No

Rights & Easements: No

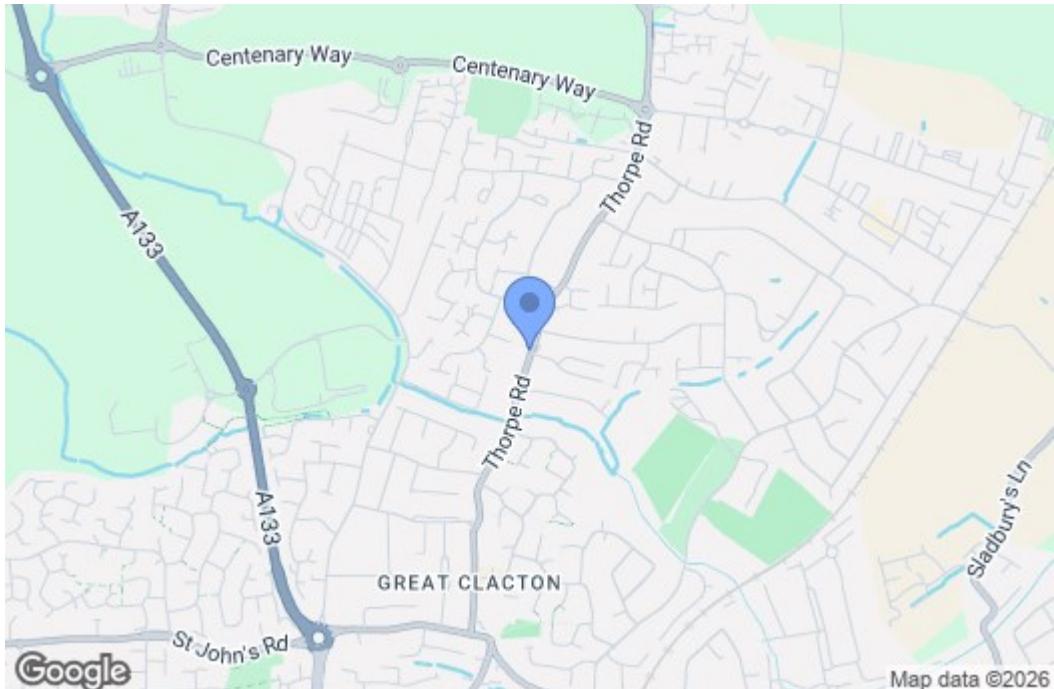
Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: West

Map

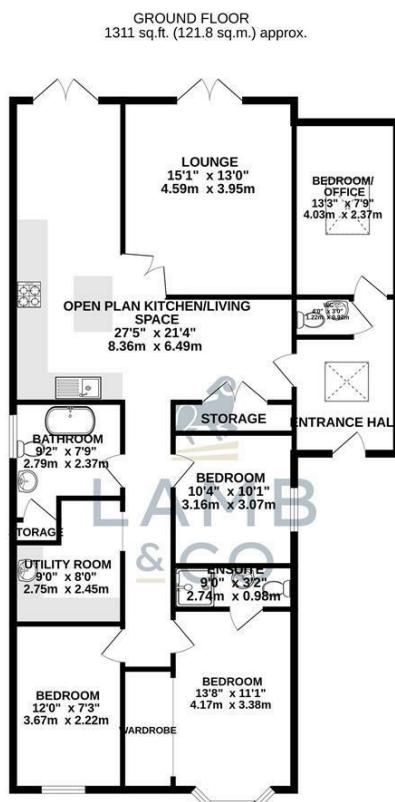


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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