



LAMB & CO

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**HOWARD ROAD, CLACTON-ON-SEA, CO15 5HN**

**OIEO £250,000**

Situated on a desirable corner plot in the sought-after seaside location of Holland-on-Sea, this two-bedroom semi-detached bungalow offers excellent potential and is being sold with no onward chain. The property features a spacious lounge, conservatory, and two well-proportioned bedrooms. Externally, it benefits from a wrap-around garden. Ideally located within easy reach of local shops, amenities, and the seafront, this charming bungalow presents an ideal opportunity for those seeking a peaceful coastal lifestyle.

- Two Bedrooms
- Conservatory
- Chain Free
- Holland-on-sea
- Corner Plot
- EPC D

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### BEDROOM TWO

12'0" x 9'4" (3.66m x 2.84m )



### BATHROOM

7'5" x 5'5" (2.26m x 1.65m )



### LOUNGE

15'0" x 12'0" (4.57m x 3.66m )



### BEDROOM ONE

13'8" x 12'0" (4.17m x 3.66m )



## KITCHEN

12'1" x 7'2" (3.68m x 2.18m )



## OUTSIDE REAR



## CONSERVATORY

11'6" x 10'2" (3.51m x 3.10m )



## AERIAL VIEW



## OUTSIDE FRONT



## 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.

## 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.

## Material Information

Council Tax Band: C  
Heating: Gas  
Services: Mains water and electric  
Broadband: Ultrafast  
Mobile Coverage:  
Vodafone 79%  
EE 78%  
O2 77%  
Three 76%  
Construction: Conventional  
Restrictions: N/A  
Rights & Easements: N/A  
Flood Risk:  
Rivers & sea - Very low  
Surface water - Very low  
Additional Charges: N/A  
Seller's Position: Chain free  
Garden Facing: North

## Map

