



LAMB & CO

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



BEACON WAY, CLACTON-ON-SEA, CO16 8JN

PRICE £335,000

Positioned in a sought-after village, behind a generous driveway, this spacious bungalow has been beautifully renovated by the current owners. Step inside to discover a bright, open-plan layout that seamlessly enhances the sense of space and floods the interior with natural light. Outside, a delightful cabin complete with a cosy log burner invites year-round enjoyment, while the addition of a garage provides practicality.

- Two Bedrooms
- Village Location
- Recently Renovated
- Well Presented
- Garage & Off Road Parking
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH



OPEN PLAN KITCHEN/LIVING

20'5" x 18'0" (6.22m x 5.49m)



KITCHEN AREA



LOUNGE AREA



UTILITY ROOM

7'8" x 3'6" (2.34m x 1.07m)



BEDROOM ONE

18'0" x 11'0" (5.49m x 3.35m)



BEDROOM TWO

12'3" x 11'0" (3.73m x 3.35m)



SHOWER ROOM

8'4" x 5'6" (2.54m x 1.68m)



LOG CABIN



OUTBUILDING



OUTSIDE REAR



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 gas, water & electricity

Broadband: Superfast

Mobile Coverage: Vodafone, O2, Three & EE

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Surface water: Very low - Rivers & Sea: Very low

Additional Charges: N/A

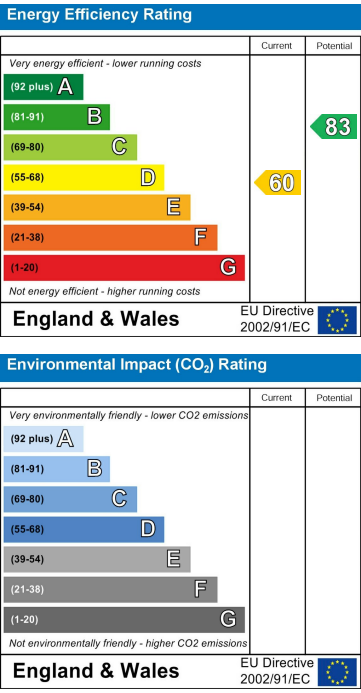
Seller's Position: Need to find

Garden Facing: East

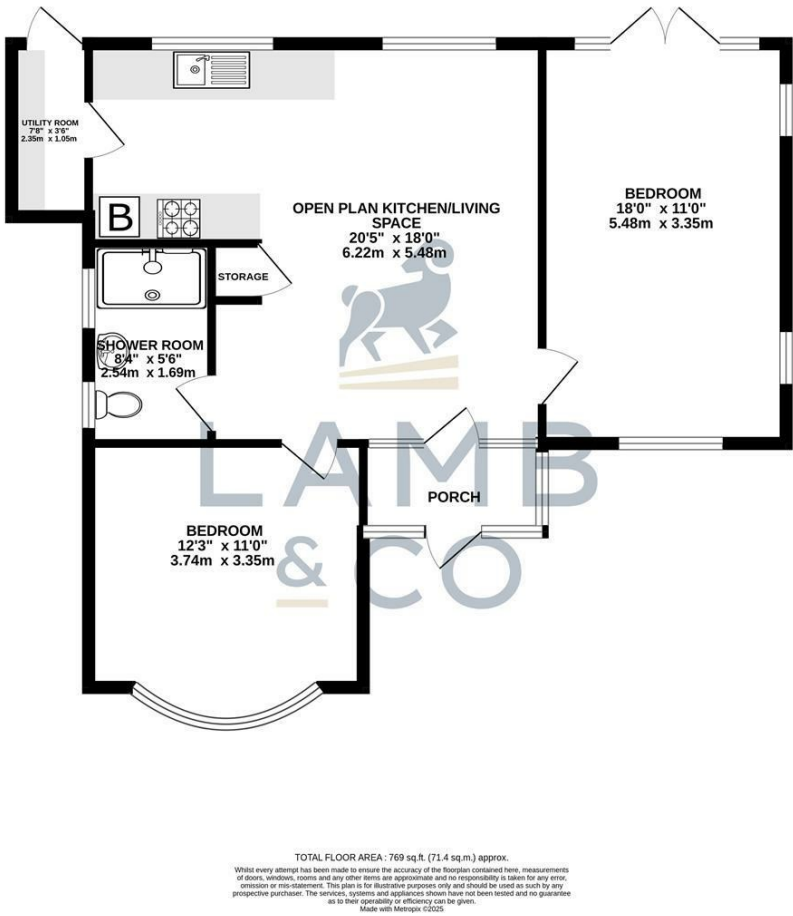
Map



EPC Graphs



Floorplan



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.