



LAMB & CO

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Inspired by property, driven by passion.



BROADMERE CLOSE, CLACTON-ON-SEA, CO15 5RL

£360,000

This charming Two bedroom detached bungalow, situated in the desirable Holland-on-Sea area, offers beautiful field views and a serene living environment. With its peaceful location, scenic views, and proximity to local amenities and the seafront, this property is ideal for those seeking a tranquil lifestyle near the coast.

- Detached Bungalow
- Two Bedrooms
- Driveway Parking
- Well Presented
- Holland-On-Sea
- Cul-De-Sac
- EPC D

OUTSIDE FRONT



KITCHEN

14'x8'1" (4.27mx2.46m)



ENTRANCE HALL



BEDROOM ONE

12'8" x 11'10" (3.86m x 3.61m)



LOUNGE/DINER

23'5" x 11' (7.14m x 3.35m)



BEDROOM TWO

10'10" x 7'9" (3.30m x 2.36m)



BATHROOM

8'x5'4" (2.44m x 1.63m)



WC

5'1" x 2'7" (1.55m x 0.79m)



CONSERVATORY

16'x8'3" (4.88m x 2.51m)



OUTSIDE REAR



GARAGE

DRONE SHOT



Additional Info

Council Tax Band: C

Heating: Gas Central New Boiler 2 weeks old.

Services: Mains

Broadband: Superfast

Mobile Coverage: EE & Three- Limited, O2 & Vodafone- Likely

Construction: Conventional

Restrictions: N/A

Rights & Easements:

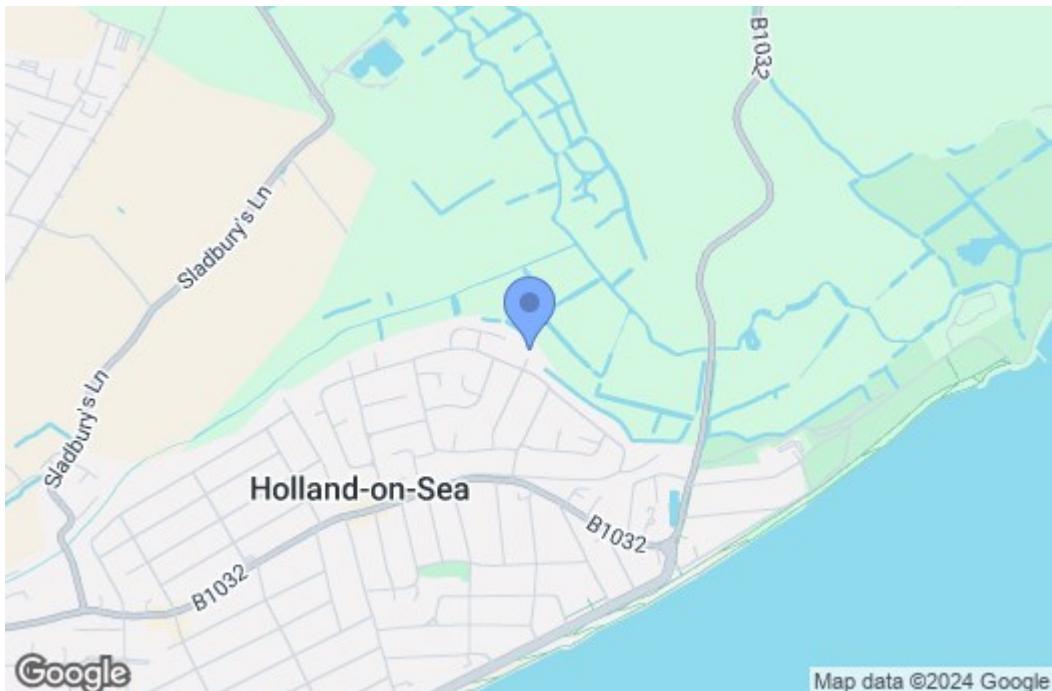
Flood Risk: Low

Additional Charges:

Seller's Position: Need to Find

Garden Facing: North East

Map

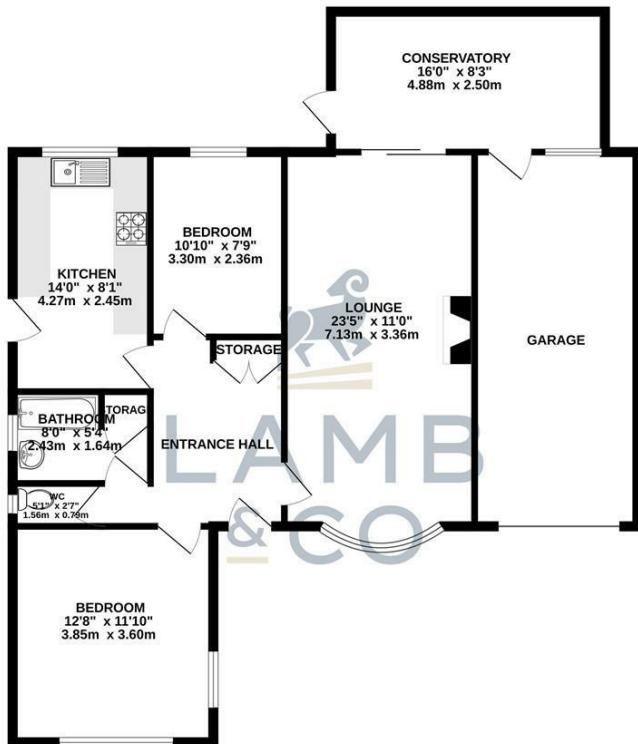


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(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: 1084 sq.ft. (100.7 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 floorplan is for general guidance only and should not be relied on 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.
 Made with Floorplan 2022

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