



LAMB & CO

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Inspired by property, driven by passion.



CLARE WAY, CLACTON-ON-SEA, CO16 8BX

PRICE £295,000

This delightful three-bedroom detached bungalow is a perfect blend of comfort and convenience. The property features a generous garden, ideal for outdoor activities and relaxation. It comes with a garage and ample off-road parking. Being offered with no onward chain, this home provides a hassle-free buying experience.

- Three Bedrooms
- No Onward Chain
- Generous Sized Garden
- Conservatory
- Off Road Parking & Garage
- EPC - D



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ENTRANCE HALL

BEDROOM TWO

10'00" 8'2" (3.05m 2.49m)

BEDROOM ONE

12'3" 11'00" (3.73m 3.35m)



BATHROOM

11'00" 5'8" (3.35m 1.73m)



LOUNGE

15'6" 13'00" (4.72m 3.96m)



BEDROOM THREE

10'00" 8'1" (3.05m 2.46m)



KITCHEN

11'5" 10'00" (3.48m 3.05m)



CONSERVATORY

17'4" 7'7" (5.28m 2.31m)

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.

Additional Info

Council Tax Band: C

Heating: Gas

Services: Mains Electricity, Gas & Water

Broadband: Superfast Fibre Broadband

Mobile Coverage: Three. 02. Vodaphone - Likely.

EE - Limited

Construction: Conventional

Restrictions: No

Rights & Easements:

Flood Risk: No

Additional Charges:

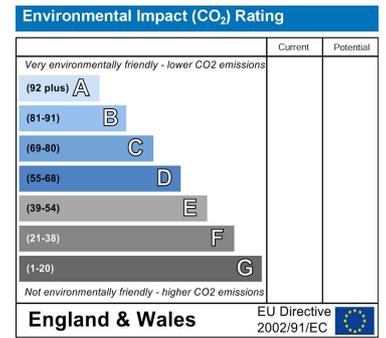
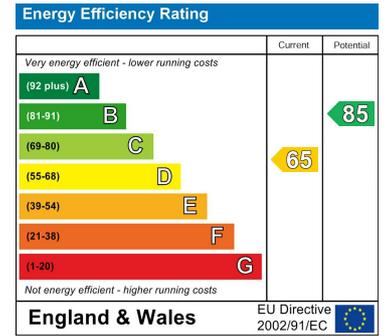
Seller's Position: No Onward Chain

Garden Facing: North East

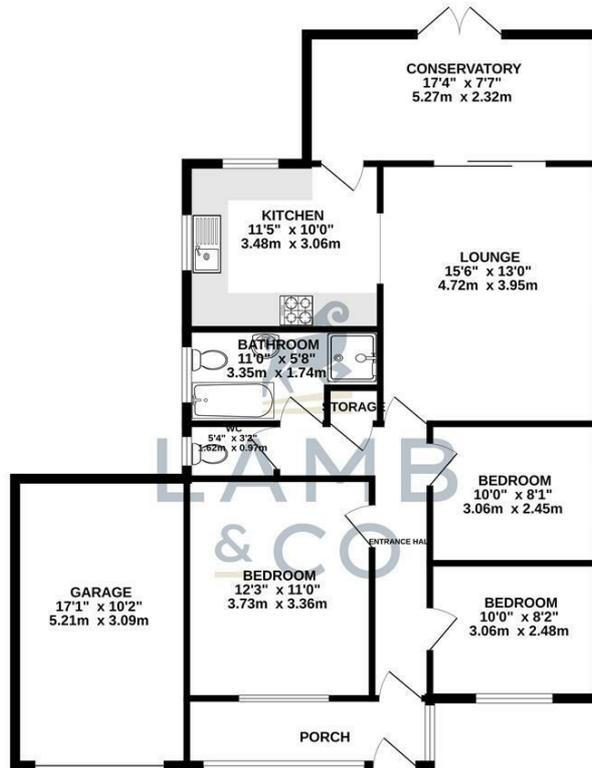
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1140 sq ft (105.9 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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