



LAMB & CO

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Inspired by property, driven by passion.



BRENTWOOD ROAD, CLACTON-ON-SEA, CO15 5DR

PRICE £280,000

This charming semi-detached bungalow in the sought-after area of Holland-on-Sea has undergone a comprehensive refurbishment, offering modern living spaces and contemporary comforts.

- Two Bedrooms
- Conservatory
- Holland-On-Sea
- Modern Living
- Recently Refurbished Throughout
- EPC - D

ENTRANCE HALL

BEDROOM TWO

10'3" 9'10" (3.12m 3.00m)



BEDROOM ONE

13'2" 10'3" (4.01m 3.12m)



LOUNGE

13'8" 10'3" (4.17m 3.12m)



BATHROOM

6'10" 6'4" (2.08m 1.93m)



KITCHEN

9'10" 9'10" (3.00m 3.00m)



CONSERVATORY

20'1" 9'1" (6.12m 2.77m)



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 Information Clacton

Council Tax Band: B

Heating: Gas

Seller's Position: Needs To Find

Garden Facing: North

Map

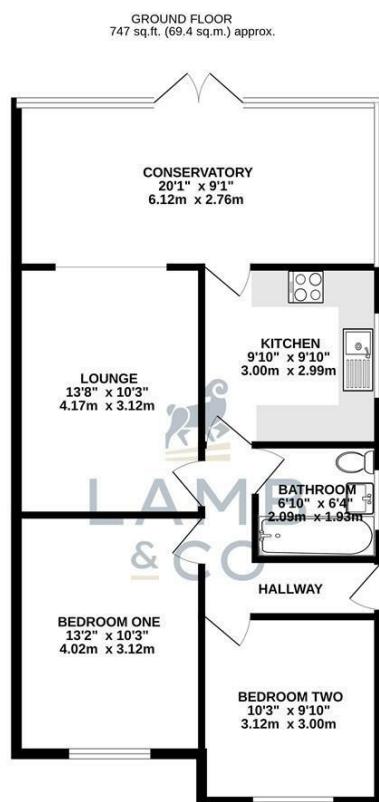


EPC Graphs

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 : 747 sq.ft. (69.4 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 contained within. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Plans with dimensions ©2024

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