



LAMB & CO

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ST. CLAIRS ROAD, CLACTON-ON-SEA, CO16 8QQ

GUIDE PRICE £325,000

Guide Price £325,000 - £350,000. Nestled in the heart of the historic St Osyth village, this charming three bedroom detached bungalow offers peaceful living. The property boasts a spacious interior, including a bright and airy lounge, and three comfortable bedrooms. Outside, a generous garden provides the perfect setting for outdoor relaxation, gardening, or entertaining. The property also has the added benefit of being offered with no onward chain.

- Three Bedrooms
- Chain Free
- Off Road Parking
- Generous Rear Garden
- Village Location
- EPC D



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

BEDROOM ONE

11'7" x 11'6" (3.53m x 3.51m)

BEDROOM TWO

11'2" x 11'0" (3.40m x 3.35m)

BEDROOM THREE

11'5" x 8'5" (3.48m x 2.57m)

LOUNGE/DINER

18'8" x 11'5" (5.69m x 3.48m)

CONSERVATORY

10'8" x 9'8" (3.25m x 2.95m)

BATHROOM

13'6" x 5'0" (4.11m x 1.52m)

KITCHEN

19'0" x 9'0" (5.79m x 2.74m)

OUTSIDE FRONT

OUTSIDE REAR

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: D

Heating: Gas

Services: All mains

Broadband: Superfast

Mobile Coverage: EE & O2 Likely. Three & Vodafone Limited.

Construction: Conventional

Restrictions: None

Rights & Easements: None

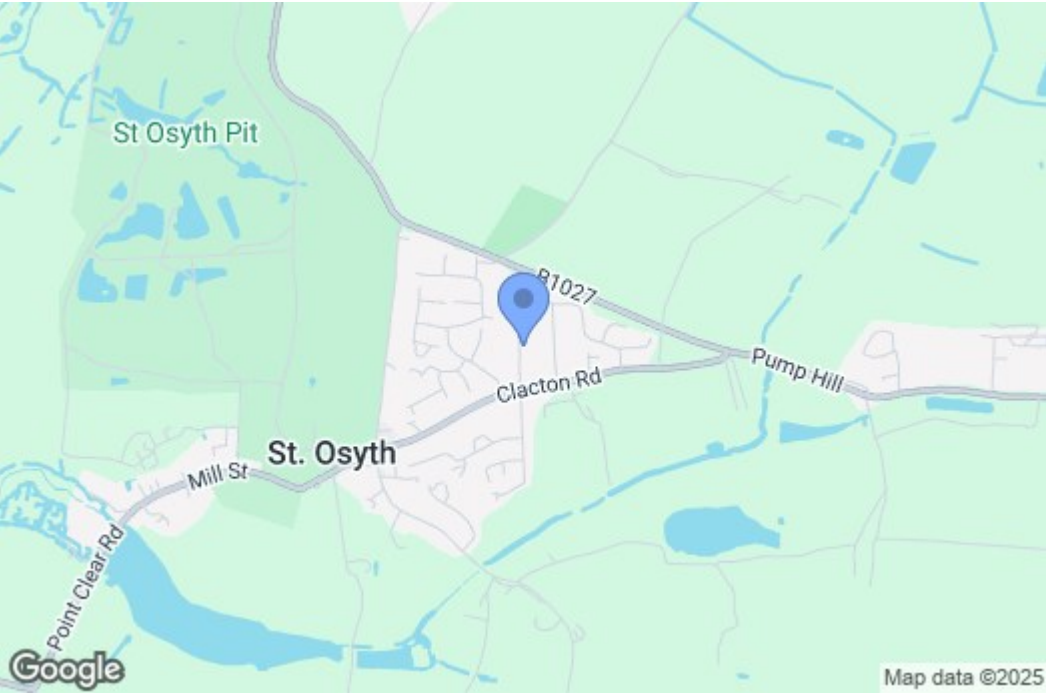
Flood Risk: Surface water - Low. Rivers & Seas - Very Low.

Additional Charges: None

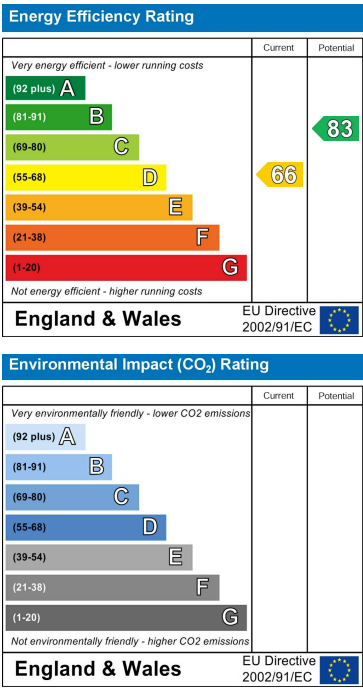
Seller's Position: No onward chain

Garden Facing: East

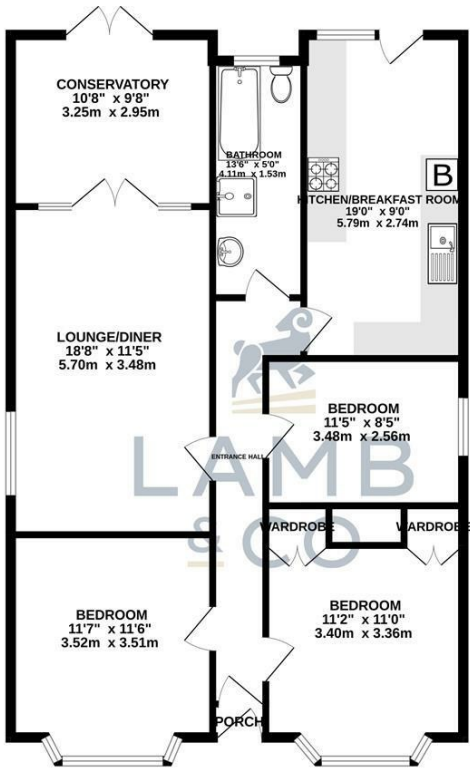
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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 is given as to their operability or efficiency can be given.
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