



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

## 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

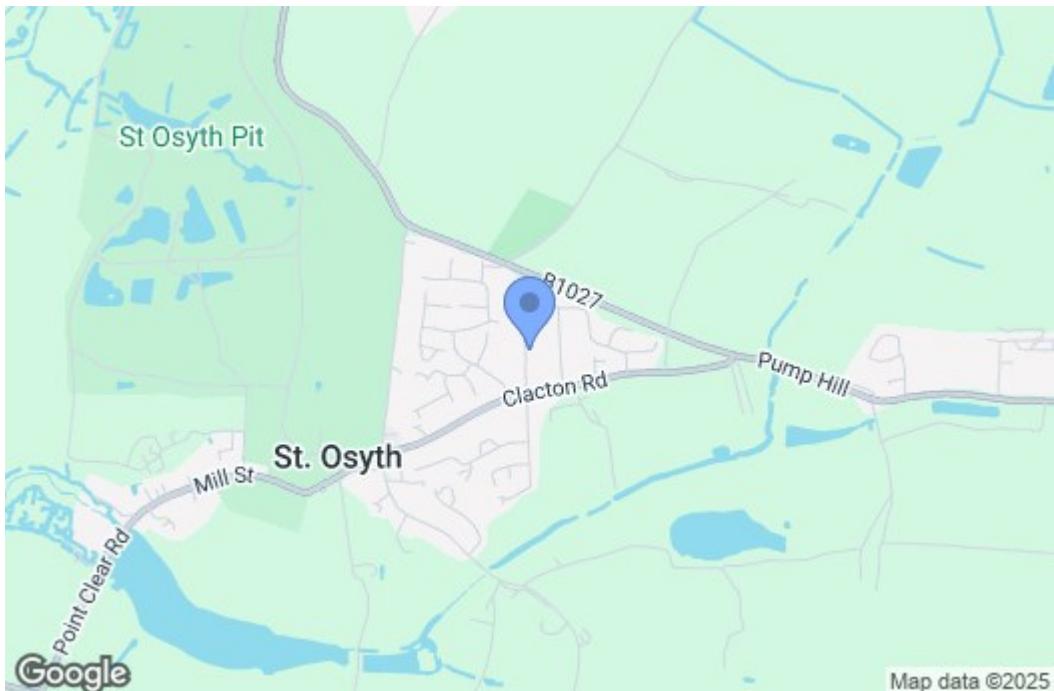
Flood Risk: Surface water - Low. Rivers & Seas - Very Low.

Additional Charges: None

Seller's Position: No onward chain

Garden Facing: East

## Map

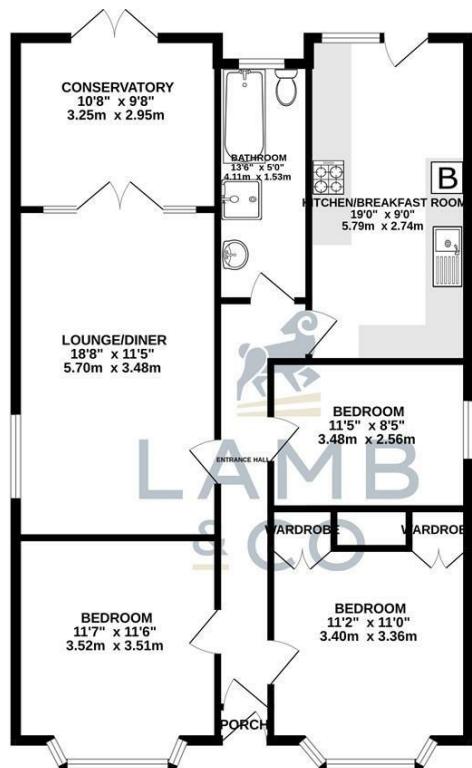


## EPC Graphs

Energy Efficiency Rating		Current	Potential
(92 plus) A	Very energy efficient - lower running costs		
(81-91) B			83
(69-80) C			
(55-68) D			66
(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 <sub>2</sub> ) Rating		Current	Potential
(92 plus) A	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	

## 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 discrepancy between the same and the actual items. Prospective purchasers are advised to make their own enquiries as to their operability or efficiency can be given.

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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.