



LAMB & CO

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Inspired by property, driven by passion.



## BROADSTROOD, CLACTON-ON-SEA, CO16 8PZ

PRICE £300,000

A well-maintained three-bedroom detached bungalow situated in the charming village of St Osyth, offering comfortable single-storey living in a desirable coastal location. The property features a spacious and practical layout, with well-proportioned rooms and plenty of natural light throughout. Externally, the home benefits from a garage and off-road parking, providing ample space for vehicles and additional storage. Being offered with no onward chain, this property presents a smooth and hassle-free purchase, making it an ideal choice for those looking to move quickly.

- Three Bedrooms
- St Osyth Village
- Garage & Off Road Parking
- Conservatory
- No Onward Chain
- EPC - D



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### BEDROOM THREE

9'00" 8'6" (2.74m 2.59m)



### BEDROOM ONE

13'8" 12'00" (4.17m 3.66m)



### BEDROOM TWO

13'6" 11'00" (4.11m 3.35m)



### SHOWER ROOM

8'00" 6'00" (2.44m 1.83m)



### KITCHEN/DINING ROOM

17'3" 11'00" (5.26m 3.35m!)



## CONSERVATORY

21'7" 7'00" (6.58m 2.13m )



## LOUNGE

16'00" 12'6" (4.88m 3.81m)



## 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.

### Material Information

Council Tax Band: D

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

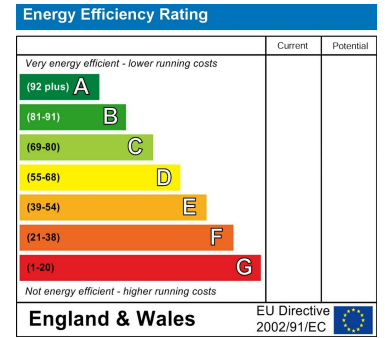
Seller's Position: No Onward Chain

Garden Facing: North

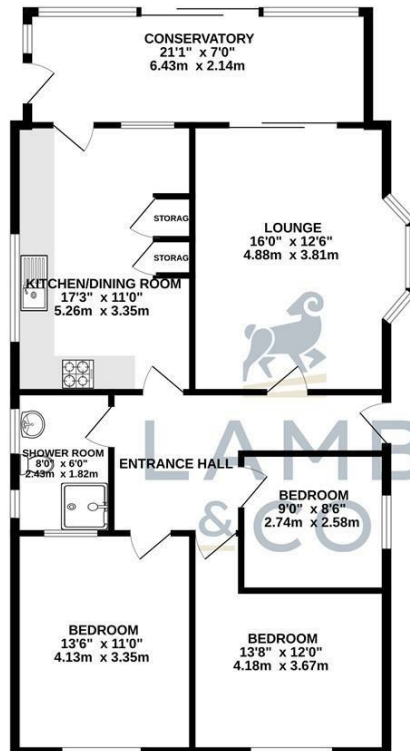
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1049 sq ft. (97.5 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 to their operability or efficiency can be given.  
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