LAMB & CO

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Inspired by property, driven by passion.

FAIRLOP CLOSE, CLACTON-ON-SEA, CO15 4UU

PRICE £275,000

Situated in a quiet cul-de-sac in the sought-after Great Clacton area, this well-presented bungalow offers two double bedrooms, a spacious lounge, and a bright conservatory perfect for year-round enjoyment. Outside, the property boasts off-road parking, a garage, and a generous garden. Sold with no onward chain.

- Two Bedrooms
- Conservatory
- Cul-De-Sac Setting
- Off-Road Parking & Garage
- Wet Room & Separate WC
- Great Clacton
- No Onward Chain
- EPC- TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

WC

5'6 x 2'4 (1.68m x 0.71m)

WET ROOM

5'5 x 5'0 (1.65m x 1.52m)

KITCHEN

10'0 x 9'0 (3.05m x 2.74m)

BEDROOM TWO

10'3 x 9'0 (3.12m x 2.74m)

BEDROOM ONE

10'7 x 9'3 (3.23m x 2.82m)

LOUNGE/DINING ROOM

20'0 x 12'0 (6.10m x 3.66m)

CONSERVATORY

16'0 x 7'9 (4.88m x 2.36m)

OUTSIDE

OUTSIDE REAR

Material Information

Council Tax Band: C
Heating: Gas
Services: Mains
Broadband: Superfast
Mobile Coverage: EE & O2- Likely, Three & Vodafone Limited.
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Surface water- very low, Rivers & sea- very low.
Additional Charges: No
Seller's Position: No onward chain
Garden Facing: West

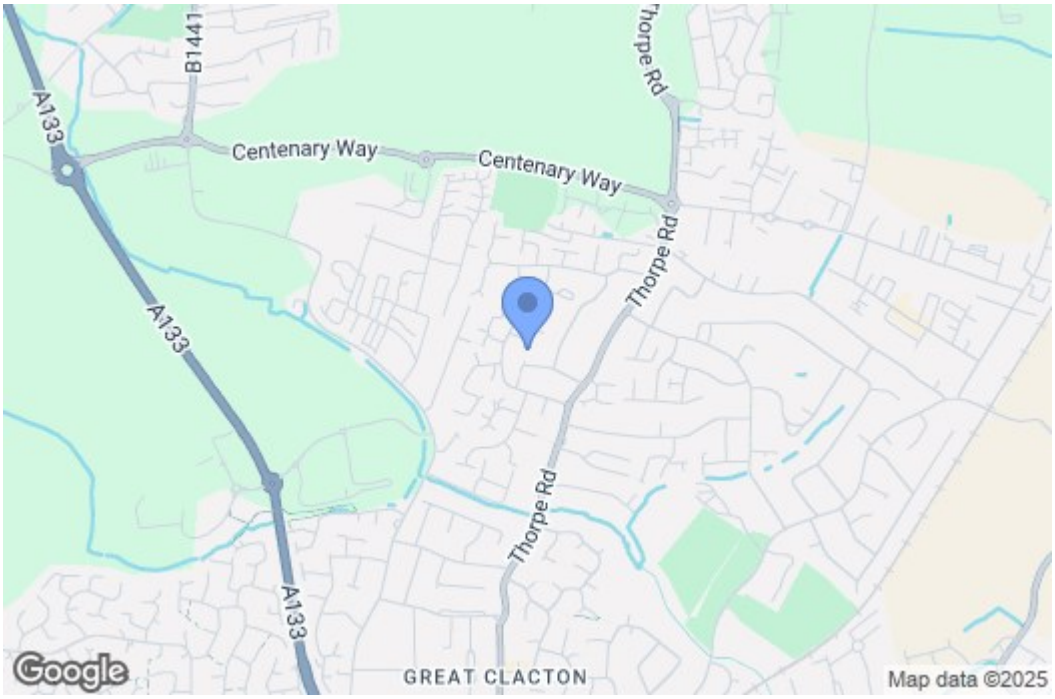
AML

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.

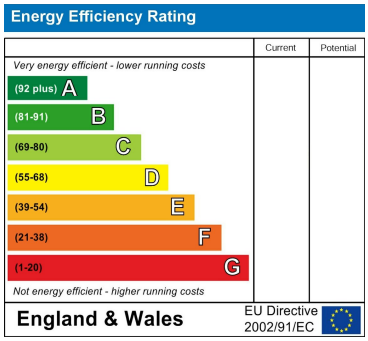
Agents Note Sales

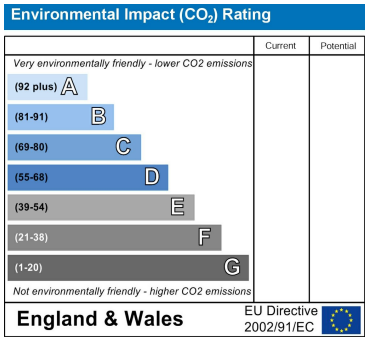
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Map

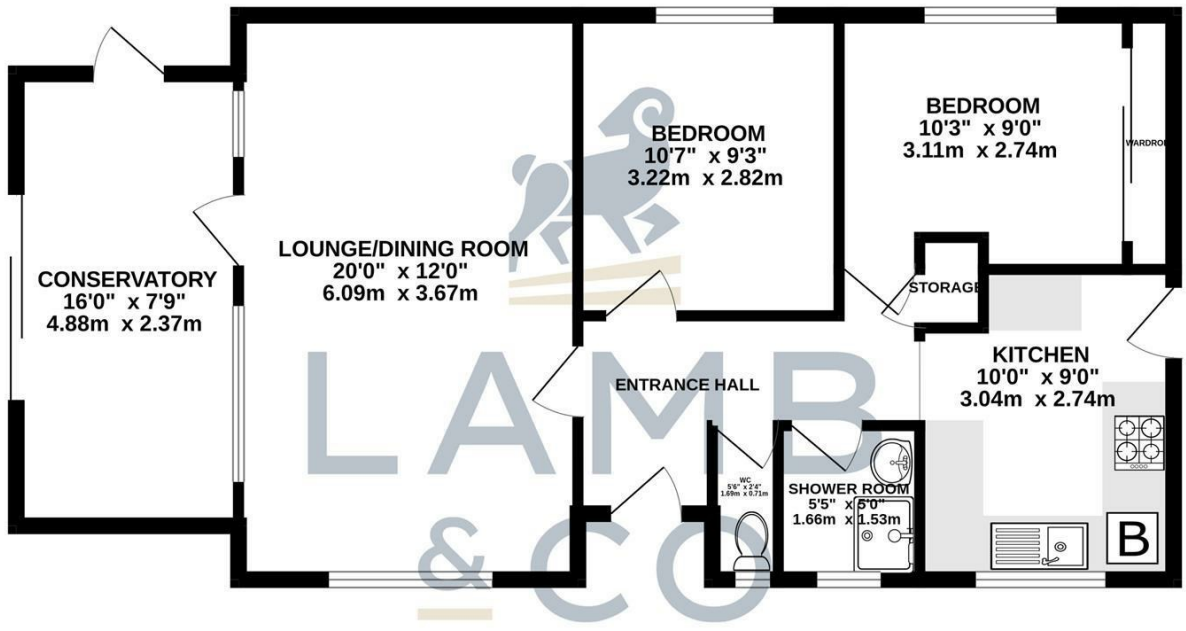


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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