



LAMB & CO

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## OSPREYS, CLACTON-ON-SEA, CO15 4JA

PRICE £255,000

This beautifully presented two-bedroom semi-detached bungalow is located in the desirable area of Great Clacton. The property offers a spacious and modern living space, perfect for downsizers, first-time buyers, or investors. Inside, the bungalow features a bright and airy lounge, a well-fitted kitchen, two comfortable bedrooms, and a contemporary shower room. The property benefits from a low-maintenance rear garden, ideal for outdoor entertaining or relaxation.

- Two Bedrooms
- Shower Room
- Great Clacton
- Garage In Block
- No Onward Chain
- EPC - D



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### SHOWER ROOM

8'1" 5'00" (2.46m 1.52m)

### LOUNGE

14'7" 13'2" (4.45m 4.01m)



### BEDROOM ONE

14'00" 13'2" (4.27m 4.01m)



### BEDROOM TWO

11'2" 10'00" (3.40m 3.05m)



### KITCHEN

14'7" 7'10" (4.45m 2.39m)



### 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.

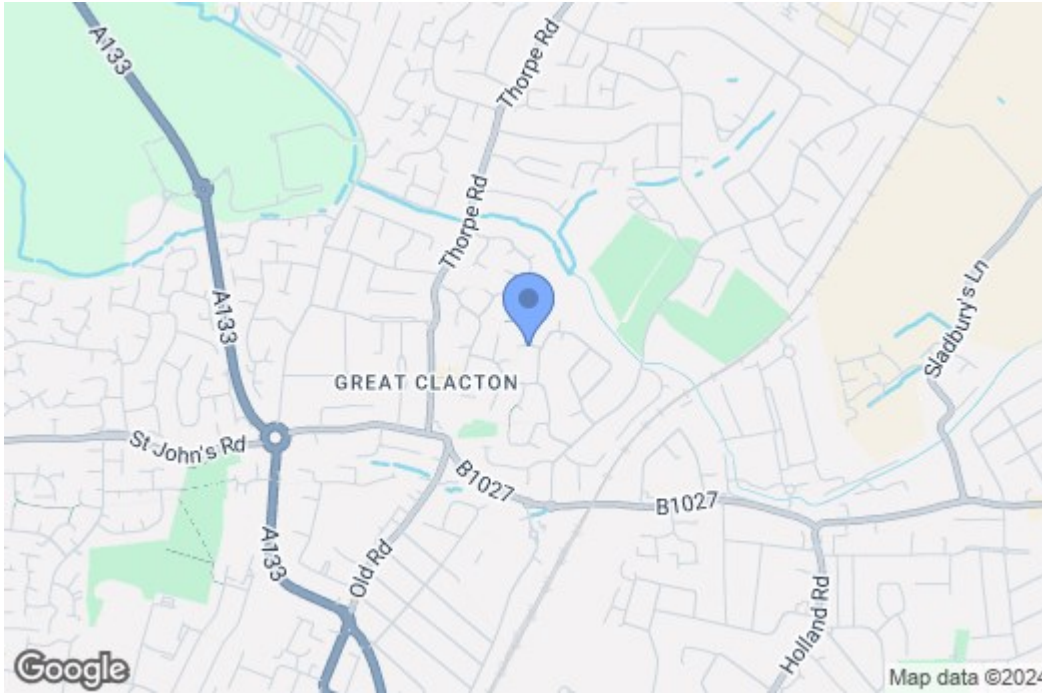
### AML

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.

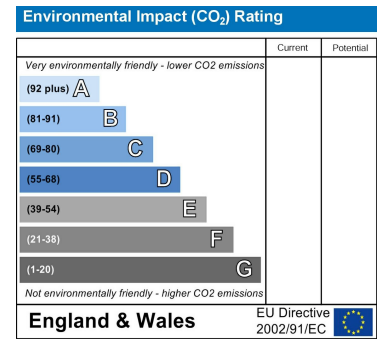
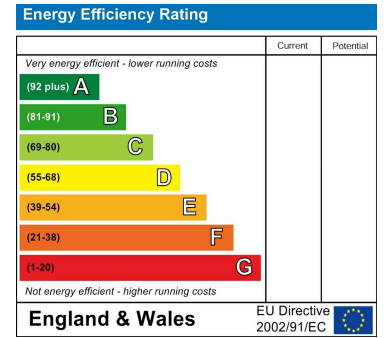
### Additional Info

Council Tax Band: B  
Heating: Gas  
Services: All Mains  
Broadband: Superfast  
Mobile Coverage: Three - Likely. O2, Vodaphone & EE - Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low Risk  
Additional Charges:  
Seller's Position: No Onward Chain  
Garden Facing: East

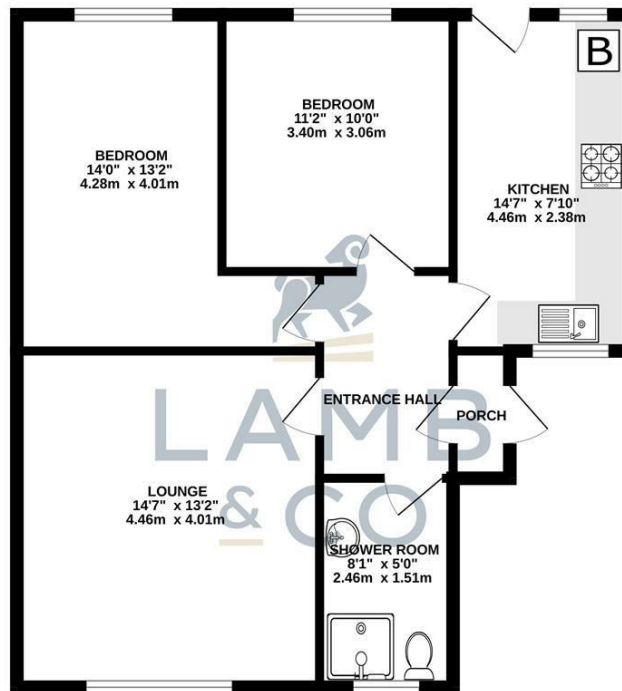
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 679 sq.ft. (63.1 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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