



LAMB & CO

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Inspired by **property**, driven by **passion**.



MEADOW CLOSE, CLACTON-ON-SEA, CO15 4SN

PRICE £235,000

A well-presented two-bedroom semi-detached bungalow situated in the sought-after area of Great Clacton. The property offers comfortable single-storey living with well-proportioned accommodation, off-road parking, and a convenient location close to local amenities, shops, and transport links. An ideal purchase for those looking to downsize, first-time buyers, or investors.

- Two Bedrooms
- Semi Detached Bungalow
- Gas Central Heating
- Council Tax - B
- Garden Room
- EPC-TBC

OUTSIDE FRONT



OUTSIDE REAR



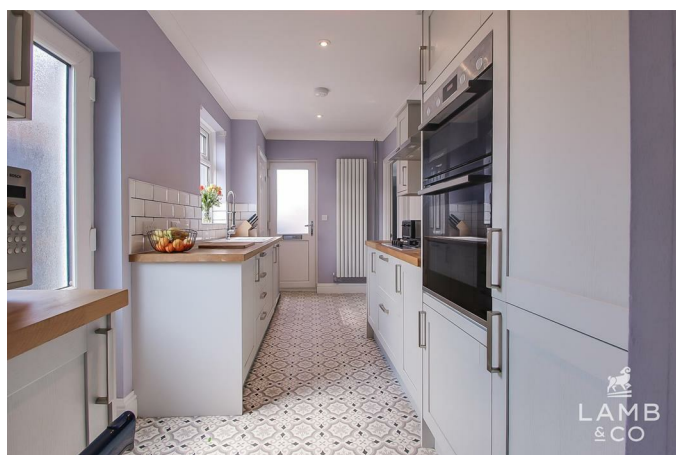
LOUNGE

14'7" x 11'5" (4.45m x 3.48m)



KITCHEN

15'5" x 7' (4.70m x 2.13m)



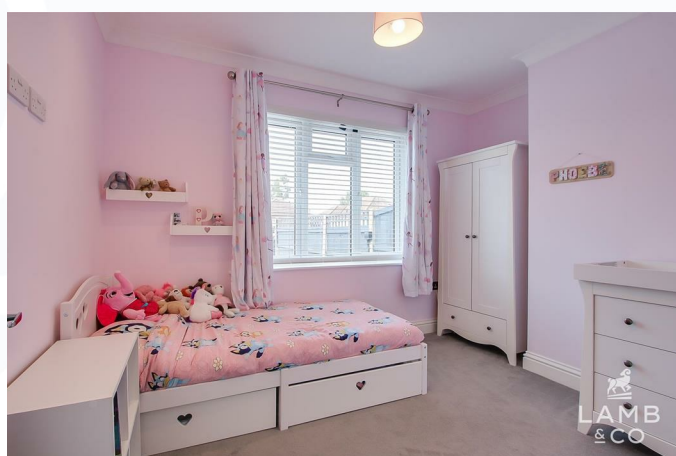
BEDROOM ONE

14'x12'4" (4.27m x 3.76m)



BEDROOM TWO

115" x 8'6" (35.05m x 2.59m)



BATHROOM

8'6" x 5'5" (2.59m x 1.65m)

UTILITY ROOM

8'6" x 4'6" (2.59m x 1.37m)



GARDEN ROOM



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: B

Heating: Gas Central

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: UltraFast

Mobile Coverage:

O2 -74%

EE -80%

Three -79%

Vodafone - 81%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Low

Rivers & Sea - LOW

Surface Water - LOW

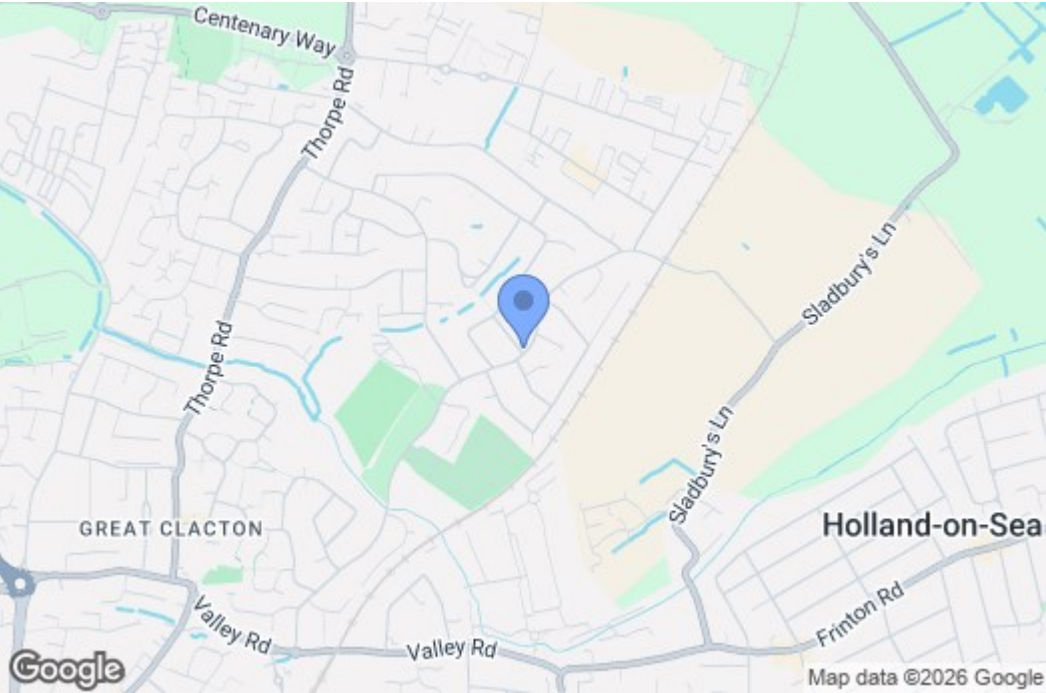
Additional Charges: N/A

Seller's Position: Needs to find

Garden Facing: North East. APPROX 70ft

Non-Standard Features to note:

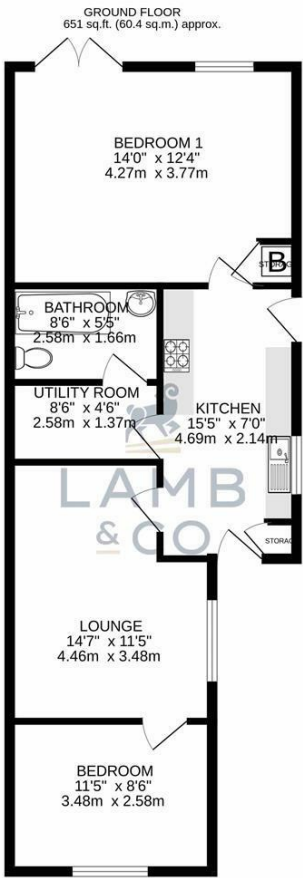
Map



EPC Graphs



Floorplan



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.