



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich & Manningtree

Spinnels Lane
Wix
Essex CO11 2UJ

01206 635144



WINDSOR AVENUE, CLACTON-ON-SEA, CO15 2AG

PRICE £250,000

Occupying a corner plot, this appealing bungalow benefits from off-road parking, a generous garden and is located within a quarter of a mile of local shops and amenities.

- Two Bedrooms
- Corner Plot
- Low-Maintenance Garden
- Proximity to Amenities
- Off-Road Parking
- EPC D

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE PORCH

HALLWAY

LOUNGE

13'8" x 10'8" (4.17m x 3.25m)



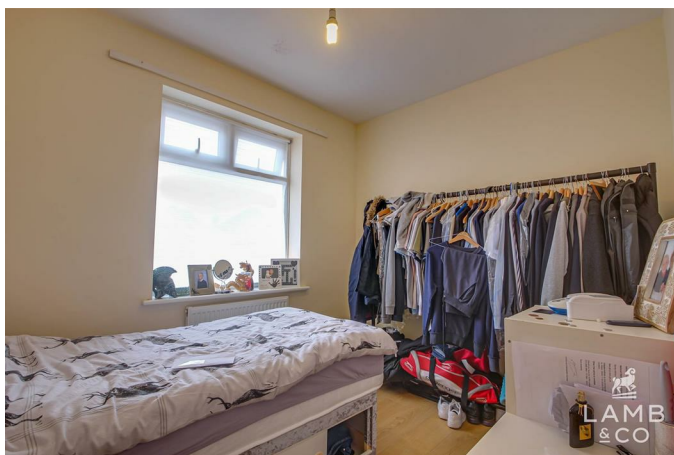
BEDROOM 1

11'2" x 10'8" (3.40m x 3.25m)



BEDROOM 2

10'1" x 7'11" (3.07m x 2.41m)



BATHROOM

6'9 x 5'9 (2.06m x 1.75m)



KITCHEN

10'8" x 10'1" (3.25m x 3.07m)



OUTSIDE

As aforementioned the bungalow is situated on a corner plot. Wrap around style garden. Lawned area. Slabbed patio area. Timber storage shed. Double gates giving vehicular access. Range of hedges. Enclosed by timber fence.

OUTSIDE REAR



AGENT'S NOTE

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.

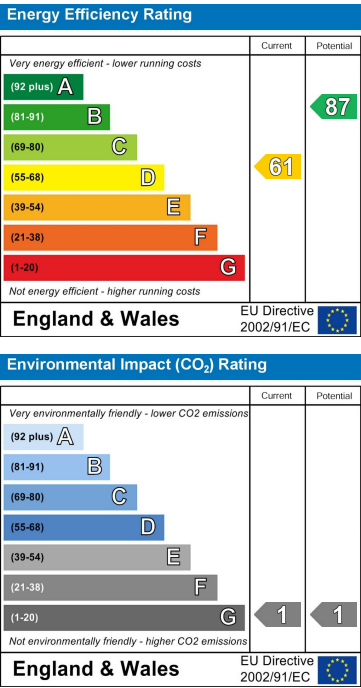
AML

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.

Map

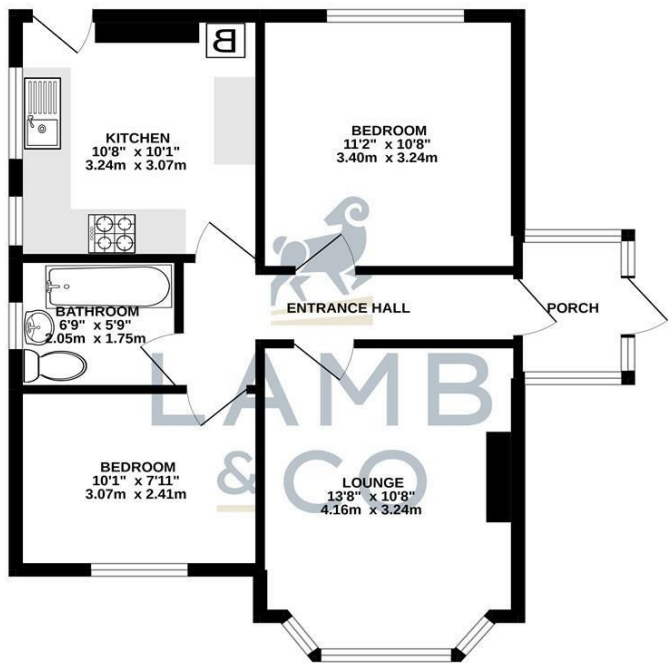


EPC Graphs



Floorplan

GROUND FLOOR



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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