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## UPLANDS ROAD, CLACTON-ON-SEA, CO15 1BB

OFFERS IN EXCESS OF £375,000

Situated in the highly desirable Royals area of Clacton-on-Sea, this spacious three-bedroom detached bungalow is offered with no onward chain, ensuring a smooth, hassle-free purchase. The property boasts a generous lounge, fitted kitchen, three well-proportioned bedrooms, and a family bathroom. Externally, there is a garage, off-road parking, and a low-maintenance garden perfect for outdoor living. Ideally located close to the seafront, town centre, and local transport links, this well-positioned home presents excellent potential for families, downsizers, or investors.

- Three Bedrooms
- En Suite
- No Onward Chain
- Garage & Off Road Parking
- Royals Area
- EPC - TBC

## ENTRANCE HALL

## BEDROOM ONE

15'2" 15'2" (4.62m 4.62m)



## EN SUITE

3'1" 8'2" (0.95 2.5)



## BEDROOM TWO

11'00" 9'7" (3.35m 2.92m)



## BEDROOM THREE

11'00" 9'7" (3.35m 2.92m)



## BATHROOM

8'3" 7'4" (2.51m 2.24m)



## LOUNGE

17'00" 14'5" (5.18m 4.39m)



## KITCHEN/DINER

14'9" 9'4" (4.50m 2.84m)



## UTILITY ROOM

6'7" 5'8" (2.01m 1.73m)



## 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.

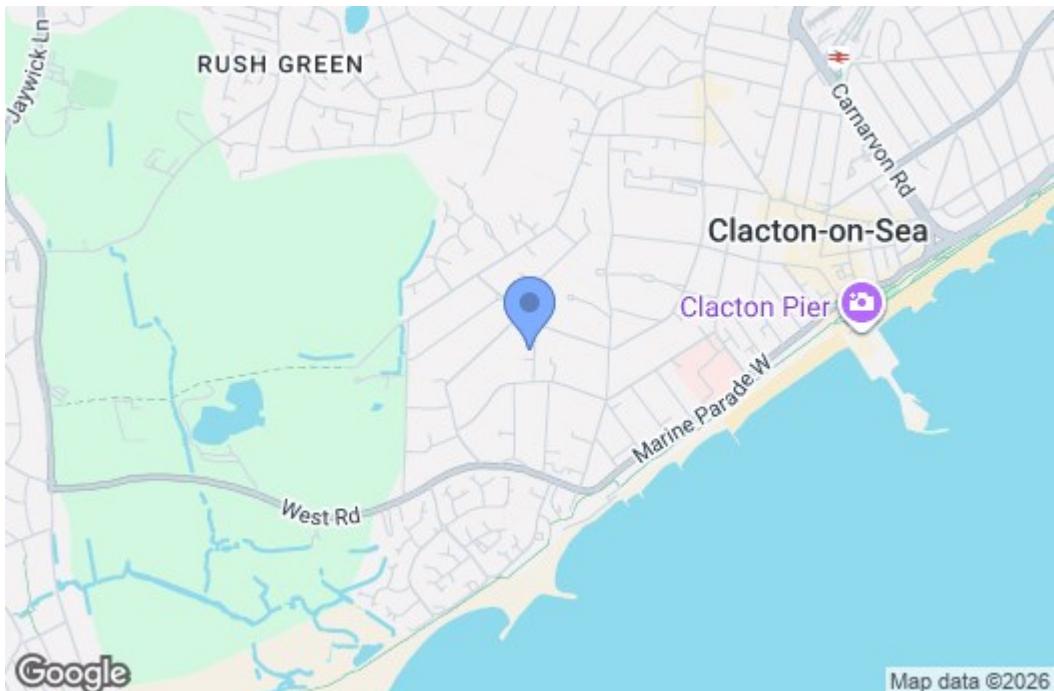
### AML

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: Ultrafast  
Mobile Coverage: Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: West

## Map

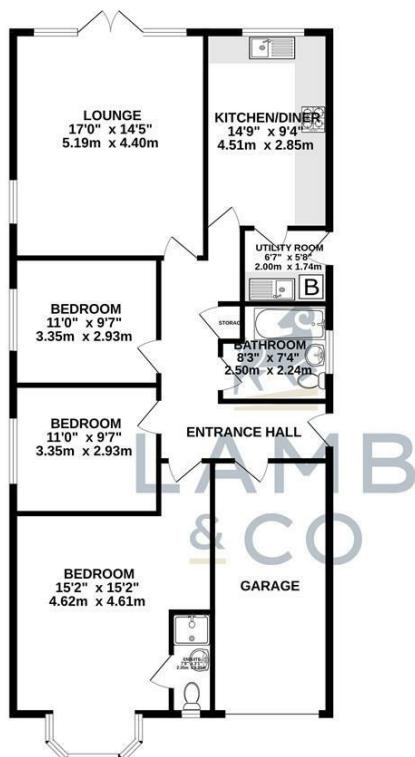


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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 inaccuracy. Prospective purchasers should not rely on these details and should satisfy themselves as to their operability or efficiency can be given.  
Made and Measured 2023

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.