



LAMB & CO

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Inspired by property, driven by passion.



ST. CLAIRS ROAD, CLACTON-ON-SEA, CO16 8QJ

GUIDE PRICE £325,000

**** GUIDE PRICE £325,000 - £350,000 **** Situated on a desirable corner plot in the charming village of St Osyth, this recently renovated three-bedroom detached bungalow is ideally positioned close to local amenities and beautiful coastal walks, offering the perfect blend of village living and coastal convenience. The property benefits from off-road parking, a garage and no onward chain, making it an excellent opportunity for buyers seeking a move-in-ready home.

- Three Bedrooms
- Off-Road Parking & Garage
- Recently Renovated
- No Onward Chain
- Corner Plot
- EPC-D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



LOUNGE

13'4 x 12'5 (4.06m x 3.78m)



KITCHEN

18'11 x 9'8 (5.77m x 2.95m)



BATHROOM

8'4 x 5'5 (2.54m x 1.65m)



BEDROOM TWO

9'9 x 9'0 (2.97m x 2.74m)



BEDROOM ONE

12'0 x 10'9 (3.66m x 3.28m)



BEDROOM THREE

9'0 x 8'6 (2.74m x 2.59m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: D

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 72%

EE - 82%

Three - 76%

Vodafone - 76%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: West

Non-Standard Features to note: N/A

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.

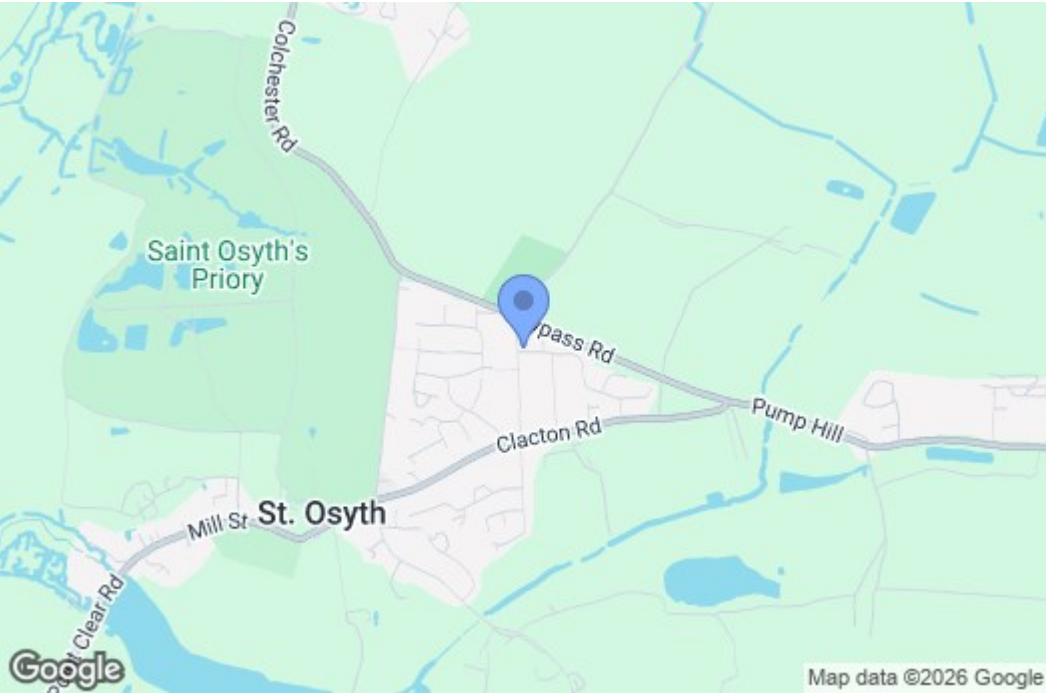
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ANTI-MONEY LAUNDERING REGULATIONS 2017

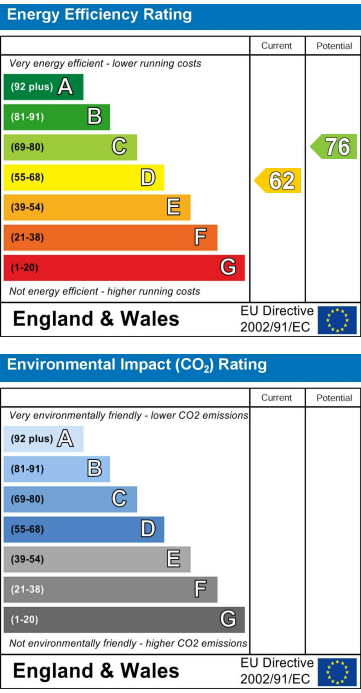
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



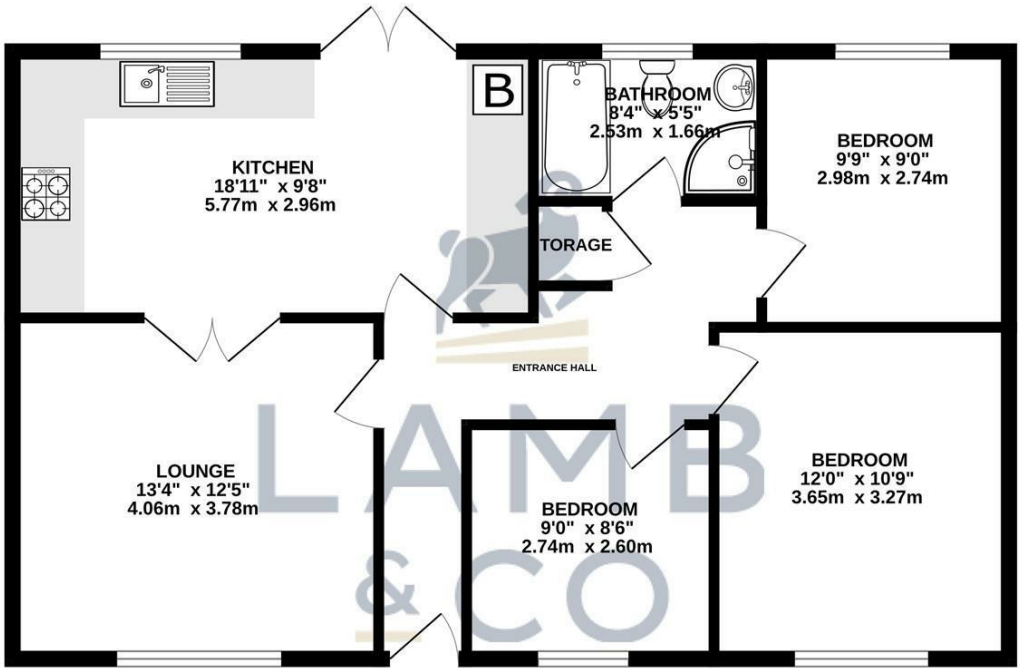
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 801 sq.ft (74.4 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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