



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**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**FROBISHER DRIVE, CLACTON-ON-SEA, CO15 2QH**

**PRICE £325,000**

**\*\*GUIDE PRICE £325,000/£350,000\*\*** With kerb appeal aplenty, this well-presented bungalow boasts a generous garden and driveway parking. The lounge opens up to the dining area expanding the living space and allowing for ample light. Additional benefits include a utility room and an outbuilding. Sold with no onward chain.

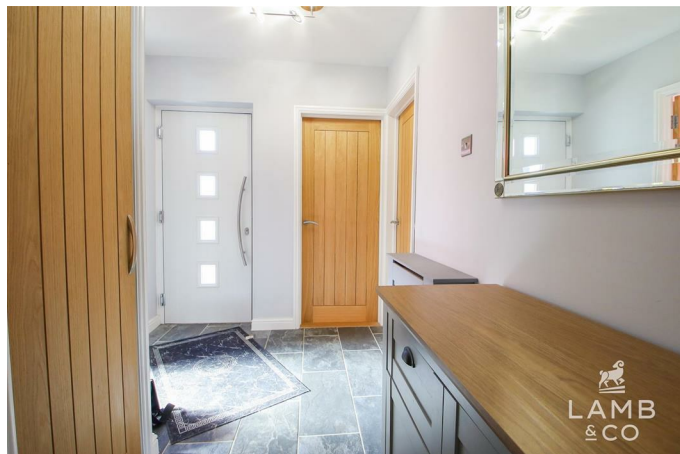
- Three Bedrooms
- No Onward Chain
- Utility Room
- Two Reception Rooms
- Off-Road Parking
- EPC D



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### BEDROOM ONE

12'11 x 11'5 (3.94m x 3.48m)



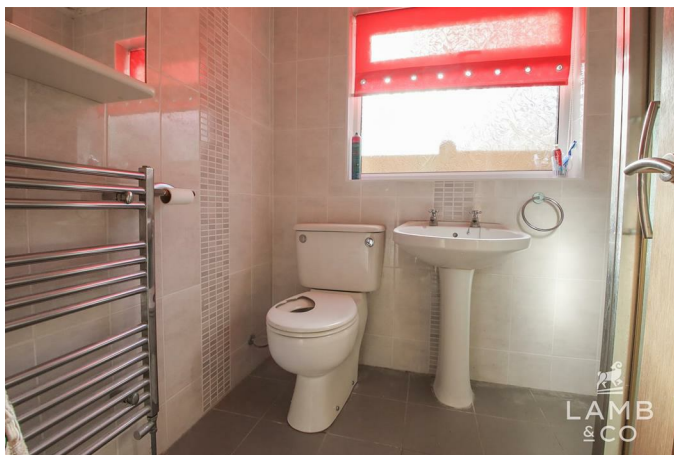
### BEDROOM TWO

10'0 x 9'10 (3.05m x 3.00m)



### BATHROOM

6'10 x 5'7 (2.08m x 1.70m)



### BEDROOM THREE

8'0 x 7'4 (2.44m x 2.24m)



## LOUNGE

14'11 x 11'6 (4.55m x 3.51m)



## DINING ROOM

11'0 x 8'2 (3.35m x 2.49m)



## KITCHEN

10'0 x 8'2 (3.05m x 2.49m)



## UTILITY ROOM

## 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 Information Clacton

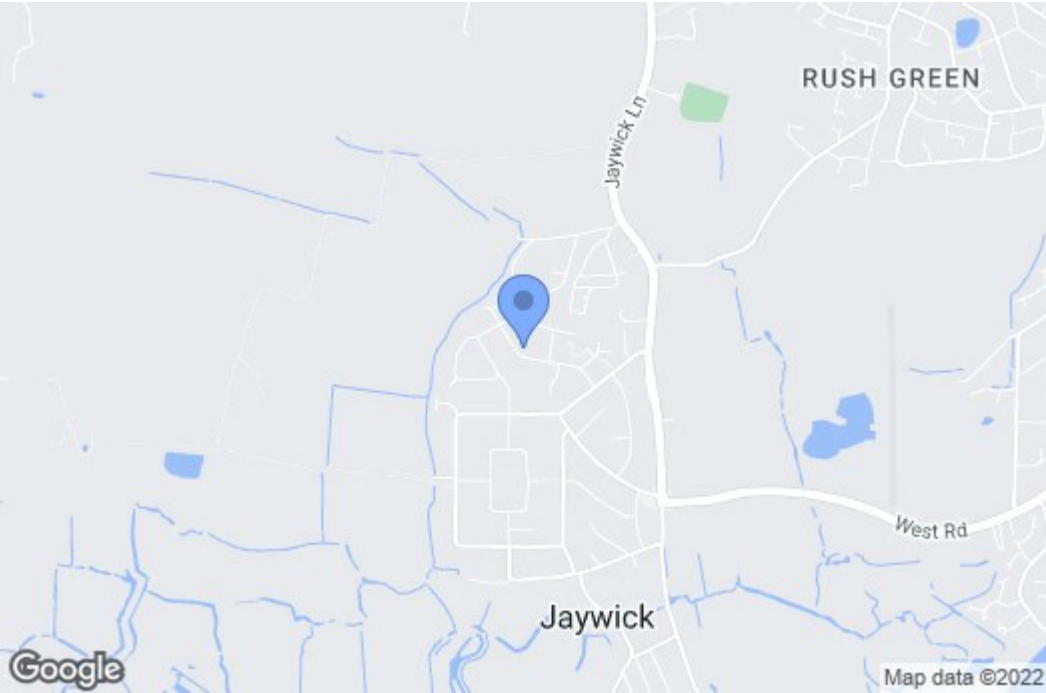
Council Tax Band: C

Heating: Gas

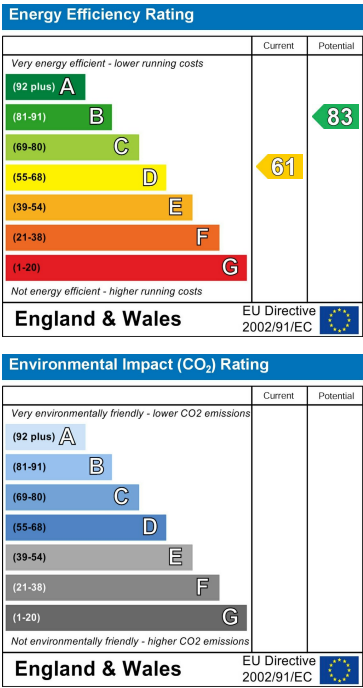
Seller's Position: No Onward Chain



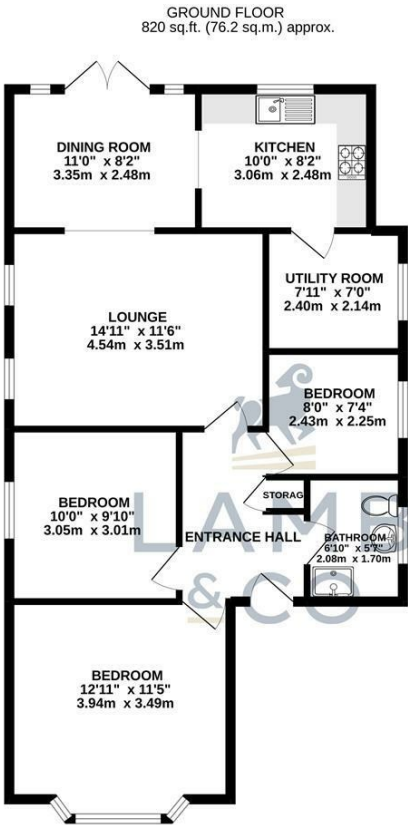
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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