LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.

OSPREYS, CLACTON-ON-SEA, CO15 4JA

PRICE £239,995

This beautifully presented two-bedroom semi-detached bungalow is located in the desirable area of Great Clacton. The property offers a spacious and modern living space, perfect for downsizers, first-time buyers, or investors. Inside, the bungalow features a bright and airy lounge, a well-fitted kitchen, two comfortable bedrooms, and a contemporary shower room. The property benefits from a low-maintenance rear garden, ideal for outdoor entertaining or relaxation.

- Two Bedrooms
- Great Clacton
- No Onward Chain
- Shower Room
- Garage In Block
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

SHOWER ROOM

8'1" 5'00" (2.46m 1.52m)

LOUNGE

14'7" 13'2" (4.45m 4.01m)

BEDROOM ONE

14'00" 13'2" (4.27m 4.01m)

BEDROOM TWO

11'2" 10'00" (3.40m 3.05m)

KITCHEN

14'7" 7'10" (4.45m 2.39m)

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.

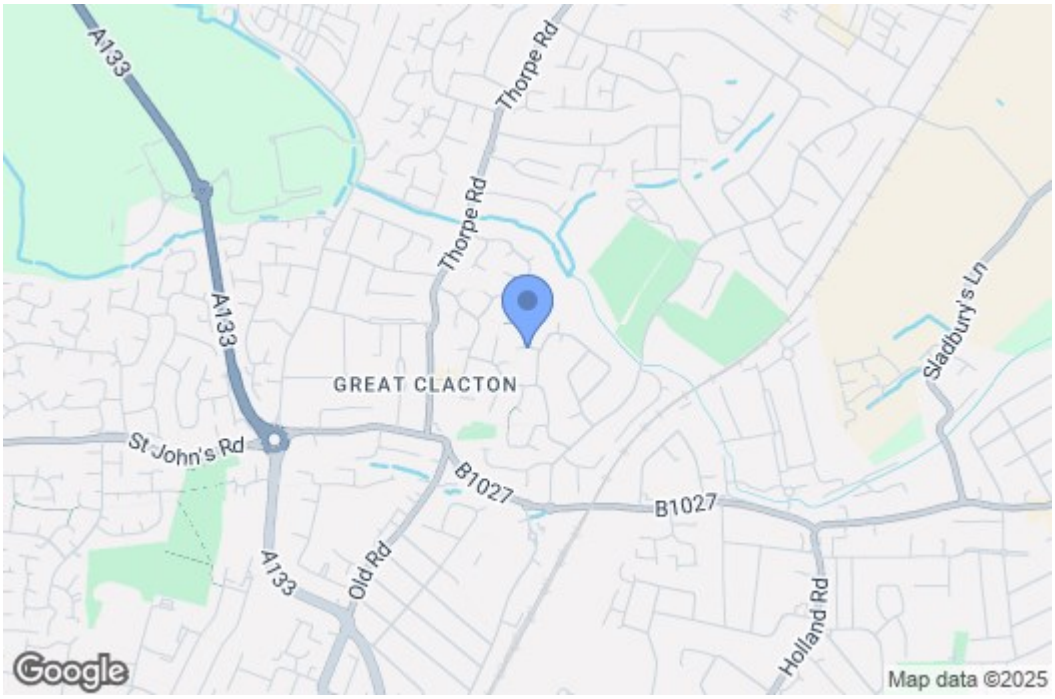
AML

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.

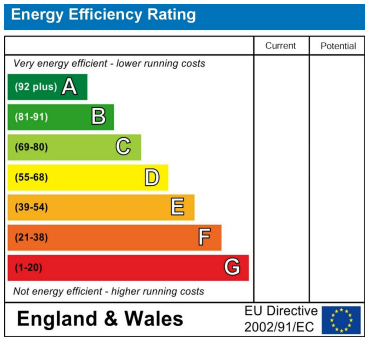
Additional Info

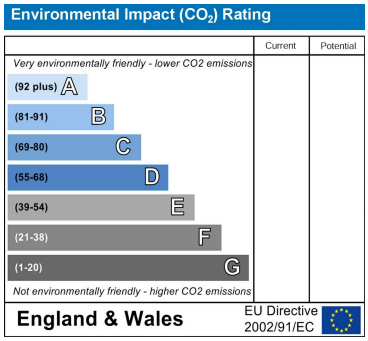
Council Tax Band: B
Heating: Gas
Services: All Mains
Broadband: Superfast
Mobile Coverage: Three - Likely. O2, Vodaphone & EE - Limited
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low Risk
Additional Charges:
Seller's Position: No Onward Chain
Garden Facing: East

Map

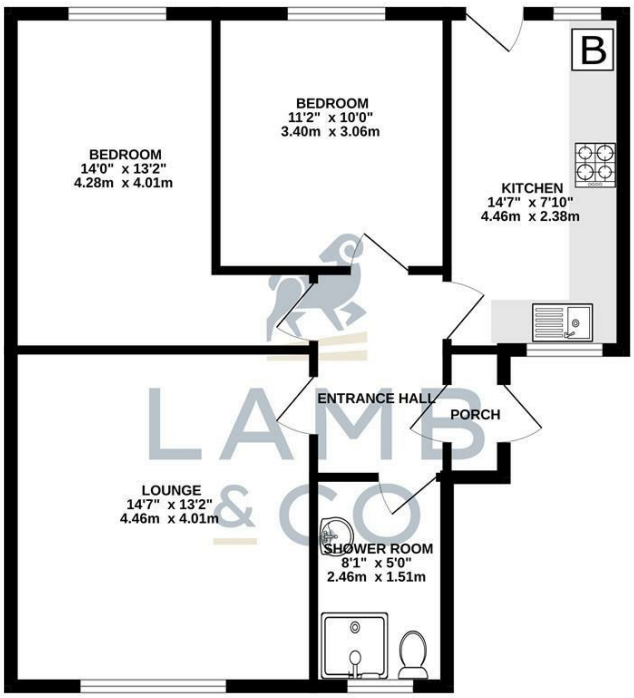


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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.
Made with Metropix ©2024

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.