



LAMB & CO

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Inspired by property, driven by passion.



## QUEENS ROAD, CLACTON-ON-SEA, CO15 1AB

PRICE £450,000

Located in the highly sought-after Royals area of Clacton-on-Sea, this exceptional three-bedroom detached bungalow has been completely refurbished throughout to an outstanding standard. The property offers a stylish and contemporary interior, featuring a spacious lounge, a beautifully fitted modern kitchen, and luxurious bathroom facilities. Each room has been finished with meticulous attention to detail, showcasing quality fixtures, fittings, and décor throughout. Externally, the home benefits from a private rear garden and ample off-road parking, all within a quiet and desirable residential setting close to local amenities and the seafront. This superb bungalow is ready to move straight into and must be viewed to fully appreciate the high level of finish and care that has gone into its renovation.

- Three Bedrooms
- No Onward Chain
- Royals Estate
- Fully Renovated
- Kitchen/Dining Room
- EPC - D

## ENTRANCE HALL

## LOUNGE

15'11" 12'9" (4.85m 3.89m)

## BEDROOM TWO

15'00" 8'00" (4.57m 2.44m)

## BEDROOM THREE

9'6" 9'00" (2.90m 2.74m)

## BATHROOM

8'00" 7'2" (2.44m 2.18m)

## BEDROOM ONE

13'00" 12'8" (3.96m 3.86m)

## KITCHEN/DINING ROOM

26'3" 12'00" (8.00m 3.66m)

## 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

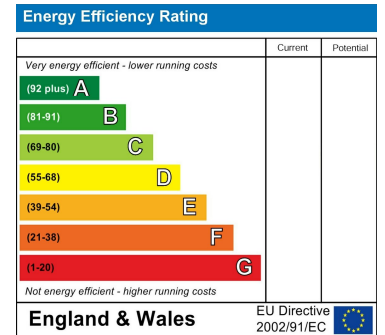
Seller's Position: No Onward Chain

Garden Facing: East

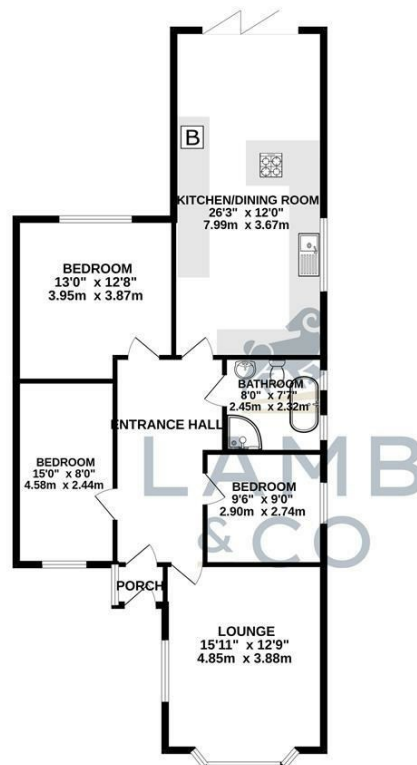
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1075 sq ft. (99.9 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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