



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



THE STREET, CLACTON-ON-SEA, CO16 9LX

PRICE £285,000

Nestled in the tranquil village of Little Clacton, this charming two-bedroom detached bungalow has been beautifully maintained and offers comfortable, single-level living for those seeking a peaceful retreat.

- Two Bedrooms
- Little Clacton
- Well Presented
- Off Road Parking
- Kitchen/Living Space
- EPC - D

ENTRANCE HALL

BEDROOM ONE

13'00" 10'00" (3.96m 3.05m)



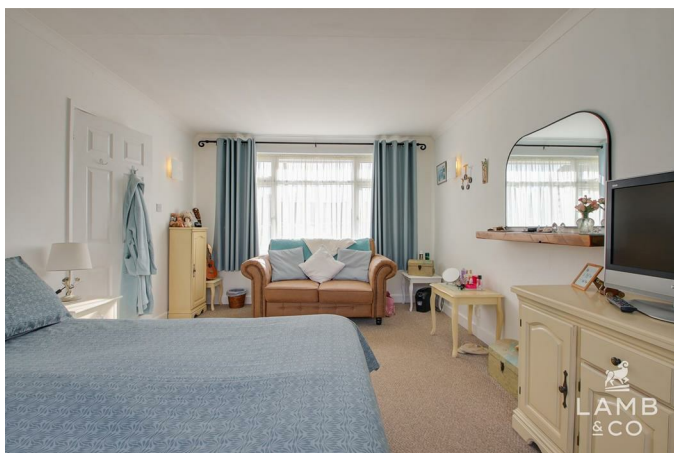
BEDROOM TWO

13'3" 9'00" (4.04m 2.74m)



LOUNGE

16'00" 11'00" (4.88m 3.35m)



BATHROOM

9'7" 6'00" (2.92m 1.83m)



KITCHEN/LIVING SPACE

23'00" 13'5" (7.01m 4.09m)



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.

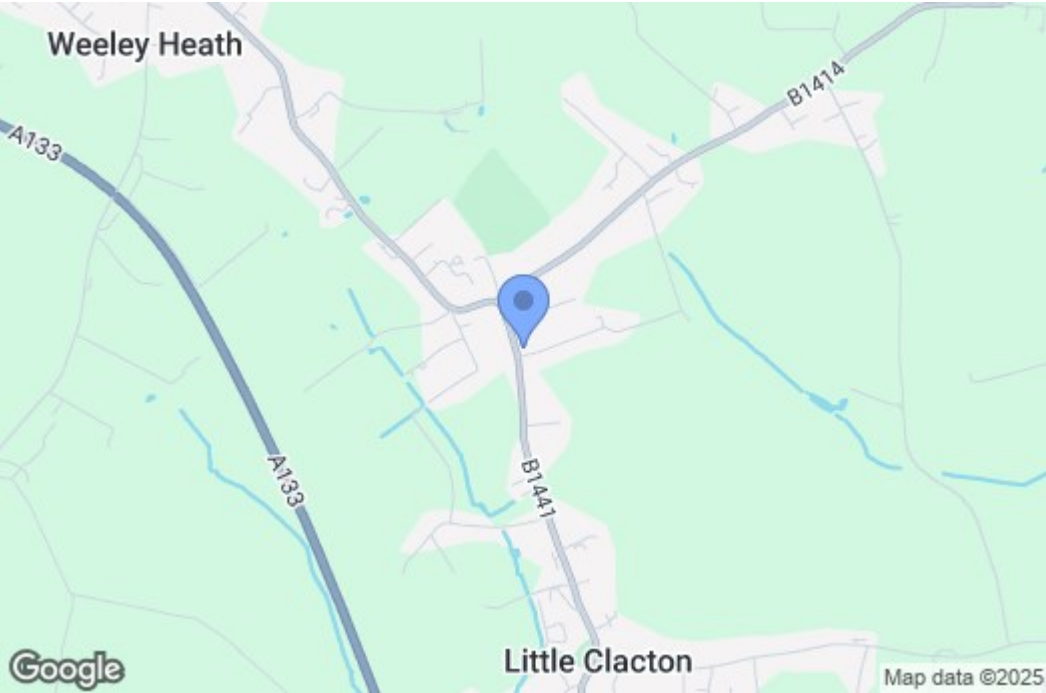
AML

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.

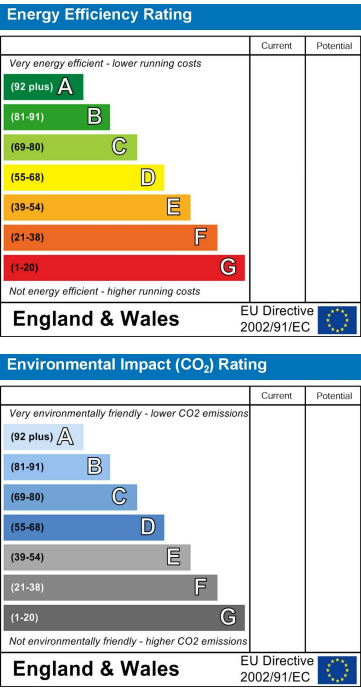
Material Information

Council Tax Band: C
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: Ideally Need To Find (Could Possibly Vacate)
Garden Facing: East

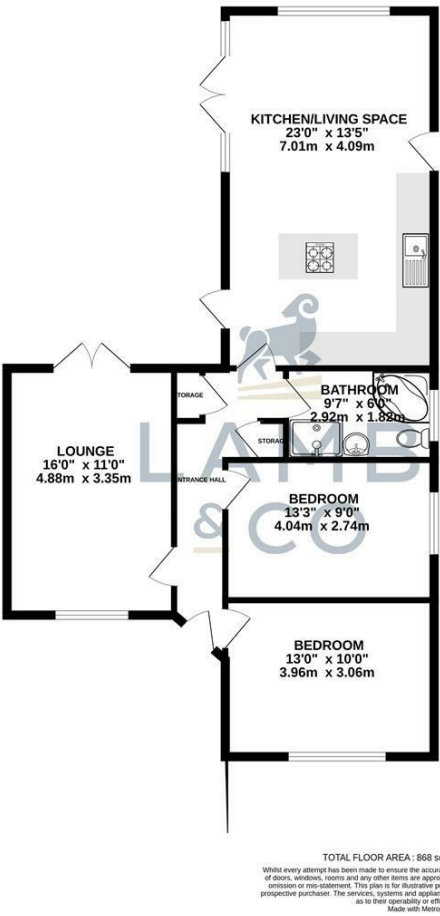
Map



EPC Graphs



Floorplan



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.