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BEMBRIDGE CLOSE, GREAT CLACTON, CO15 4QF

PRICE £249,000

Nestled in a desirable location in Great Clacton, this modernised two-bedroom semi-detached bungalow is exceptionally well-presented throughout. It features, two comfortable bedrooms offering restful living spaces and a garage in a block. Well-appointed and tastefully finished, this bungalow combines contemporary comfort with ease of living. Within easy reach of local shops, schools, and transport links, it's a lovely home for downsizers or small families looking for quality accommodation in an accessible location.

- Two Bedrooms
- Well Presented
- Garage In Block
- Dining Room
- No Onward Chain
- Utility Room
- EPC - D



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ENTRANCE HALL

KITCHEN

8'7" 8'00" (2.62m 2.44m)



BATHROOM

7'3" 6'00" (2.21m 1.83m)



UTILITY ROOM

16'5" 5'2" (5.00m 1.57m)

BEDROOM ONE

13'6" 11'00" (4.11m 3.35m)



BEDROOM TWO

12'00" 11'00" (3.66m 3.35m)



LOUNGE

10'5" 9'00" (3.18m 2.74m)



DINING ROOM

11'2" 7'3" (3.40m 2.21m)



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: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: EE, O2, Likely, Three, Vodafone - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

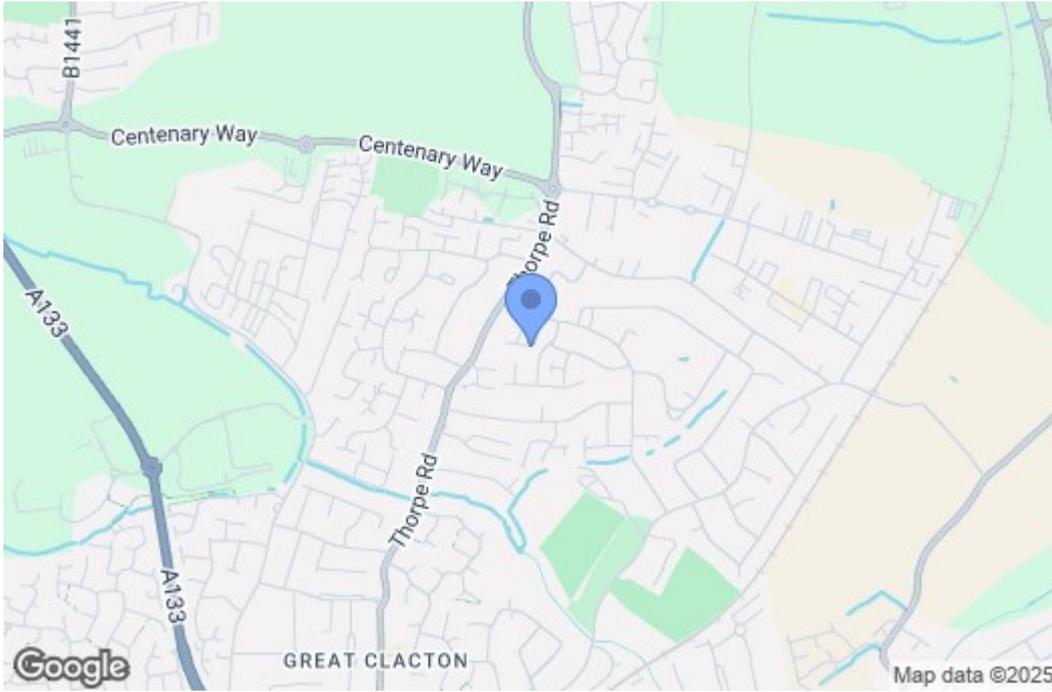
Flood Risk: Low

Additional Charges: No

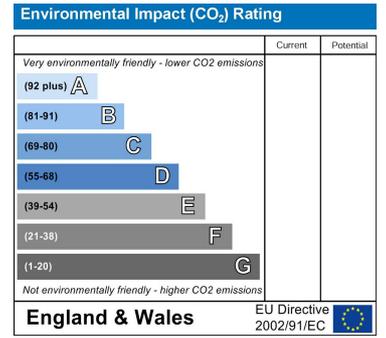
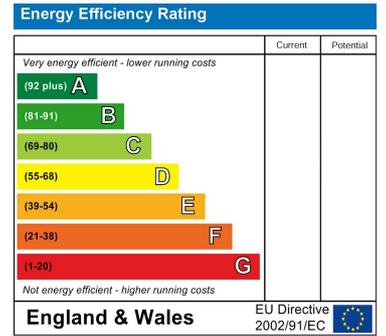
Seller's Position: No Onward Chain

Garden Facing: East

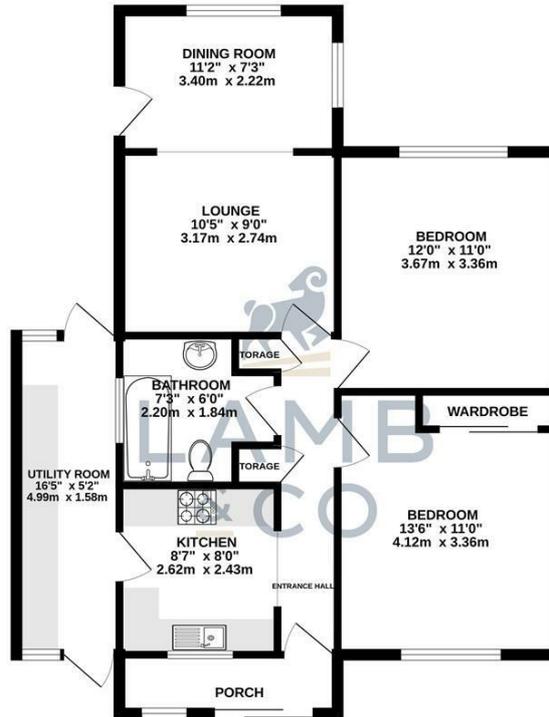
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 759 sq. ft. (70.5 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 is given as to their operability or efficiency can be given.
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