



LAMB & CO

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Inspired by property, driven by passion.



HOWARD ROAD, CLACTON-ON-SEA, CO15 5HN

OIEO £250,000

Situated on a desirable corner plot in the sought-after seaside location of Holland-on-Sea, this two-bedroom semi-detached bungalow offers excellent potential and is being sold with no onward chain. The property features a spacious lounge, conservatory, and two well-proportioned bedrooms. Externally, it benefits from a wrap-around garden. Ideally located within easy reach of local shops, amenities, and the seafront, this charming bungalow presents an ideal opportunity for those seeking a peaceful coastal lifestyle.

- Two Bedrooms
- Chain Free
- Corner Plot
- Conservatory
- Holland-on-sea
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



BEDROOM TWO

12'0" x 9'4" (3.66m x 2.84m)



BATHROOM

7'5" x 5'5" (2.26m x 1.65m)



LOUNGE

15'0" x 12'0" (4.57m x 3.66m)



BEDROOM ONE

13'8" x 12'0" (4.17m x 3.66m)



KITCHEN

12'1" x 7'2" (3.68m x 2.18m)



CONSERVATORY

11'6" x 10'2" (3.51m x 3.10m)



OUTSIDE FRONT



OUTSIDE REAR



AERIAL VIEW



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.

Agents Note Sales

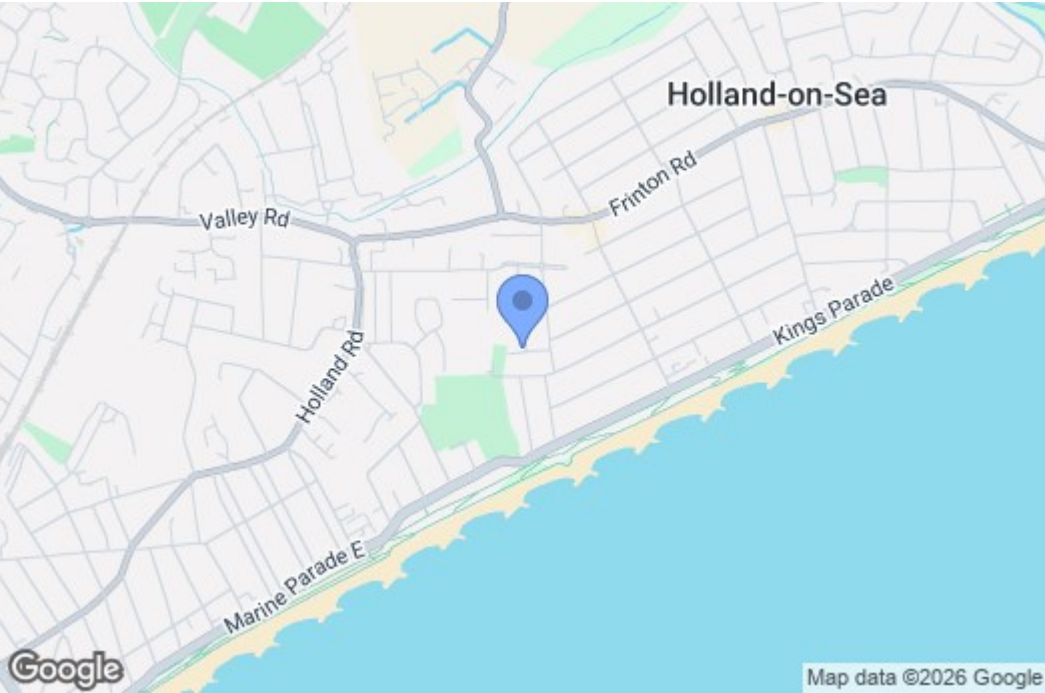
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Material Information

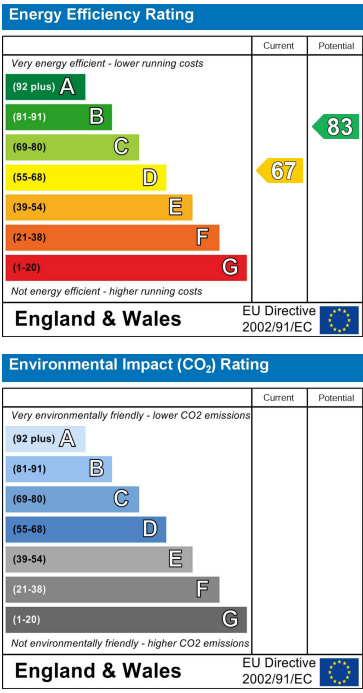
Council Tax Band: C
Heating: Gas
Services: Mains water and electric
Broadband: Ultrafast
Mobile Coverage:
Vodafone 79%
EE 78%
O2 77%
Three 76%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & sea - Very low
Surface water - Very low
Additional Charges: N/A
Seller's Position: Chain free
Garden Facing: North



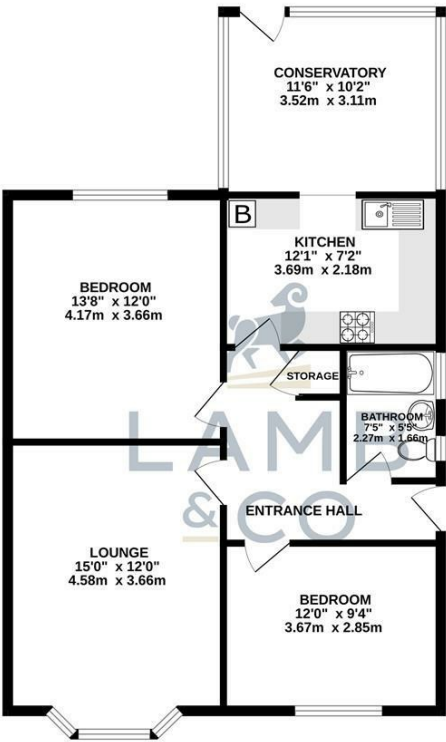
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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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.