



LAMB & CO

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Inspired by property, driven by passion.



## SHELLEY ROAD, CLACTON-ON-SEA, CO16 8EY

PRICE £275,000

Offered with no onward chain, this attractive bungalow is ideal for downsizers or those seeking single-level living in a peaceful setting. Key features include a spacious conservatory, a driveway & garage, and the low-maintenance west-facing garden offers afternoon sun, perfect for relaxing.

- Two Bedrooms
- No Onward Chain
- Conservatory
- Garage & Driveway
- West Facing Garden
- EPC D



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## LOUNGE

21'1 x 11'0 (6.43m x 3.35m)



## KITCHEN

10'6 x 10'0 (3.20m x 3.05m)



## BATHROOM

7'7 x 5'9 (2.31m x 1.75m)



## BEDROOM TWO

11'5 x 8'2 (3.48m x 2.49m)



## CONSERVATORY

10'0 x 9'9 (3.05m x 2.97m)



## BEDROOM ONE

13'7 x 9'5 (4.14m x 2.87m)



## EN SUITE

9'5 x 2'6 (2.87m x 0.76m)



## REAR GARDEN



## REAR ASPECT



## Material Information

Council Tax Band: C  
Heating: gas central heating  
Services: mains  
Broadband: Ultrafast  
Mobile Coverage: O2 good; EE & Vodafone likely  
Construction: conventional  
Restrictions: restrictive covenants  
Rights & Easements: no  
Flood Risk: very low  
Additional Charges: none  
Seller's Position: no onward chain  
Garden Facing: West

## 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.

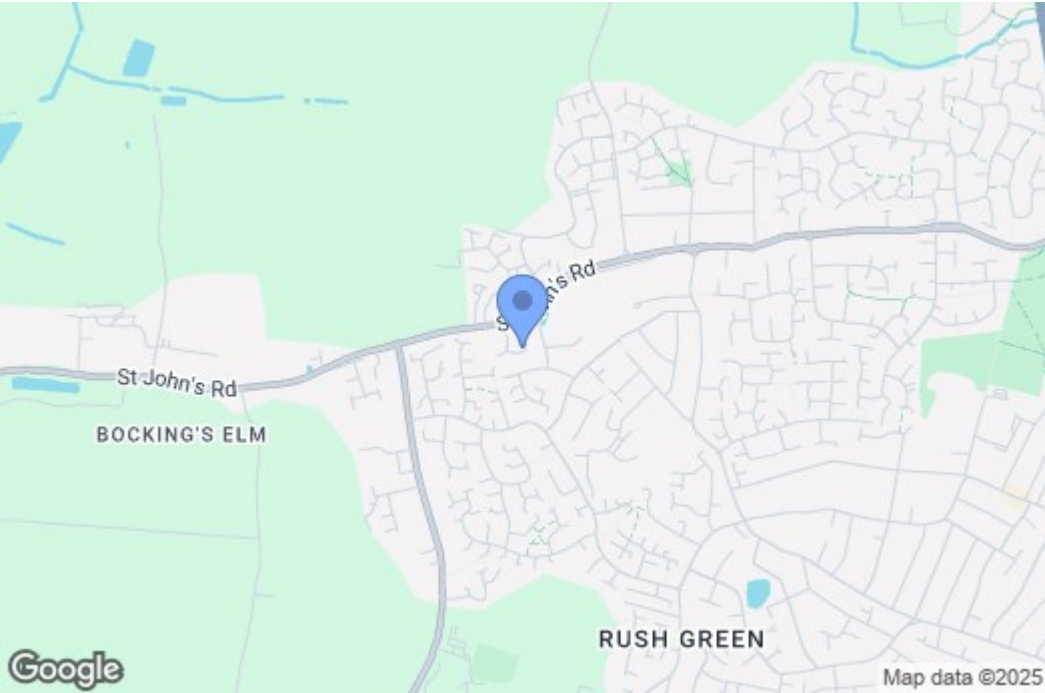
## AML

### ANTI-MONEY LAUNDERING REGULATIONS 2017

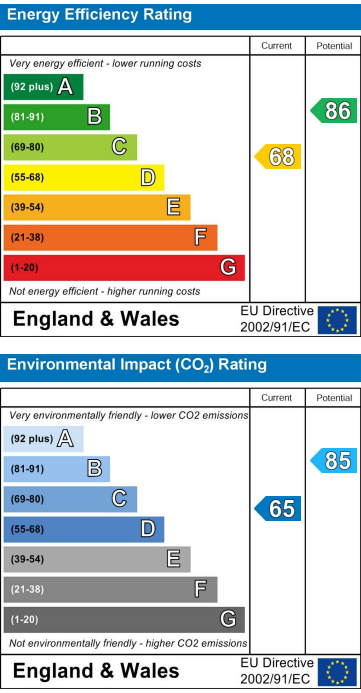
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



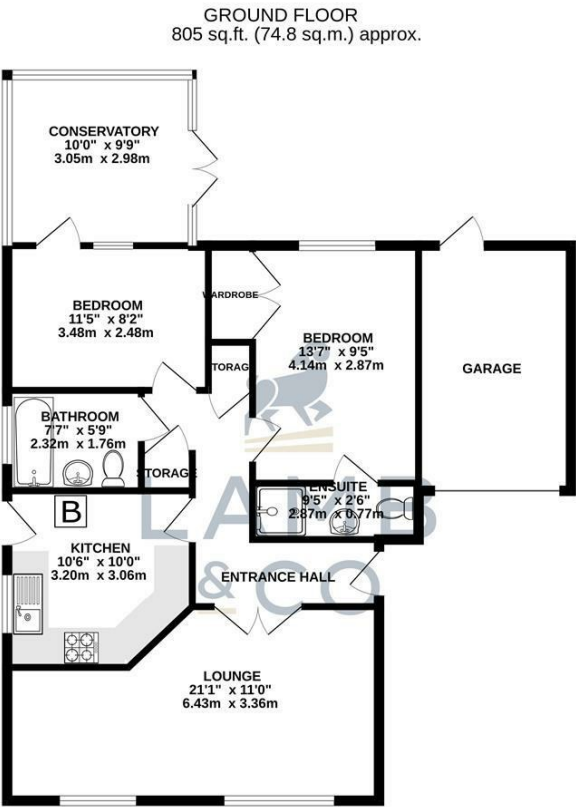
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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