



LAMB & CO

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Inspired by property, driven by passion.



BRENTWOOD ROAD, CLACTON-ON-SEA, CO15 5DR

PRICE £230,000

Located in the popular seaside town of Holland-on-Sea, this two-bedroom semi-detached bungalow presents an excellent opportunity for buyers seeking a property to renovate and personalise. The bungalow is in need of modernisation throughout, offering the perfect chance to put your own stamp on it. This bungalow is offered with no onward chain, facilitating a smooth and swift purchasing process.

- Two Bedrooms
- Holland-On-Sea
- No Onward Chain
- Conservatory
- In Need Of Modernisation
- EPC - D

ENTRANCE HALL

BEDROOM TWO

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



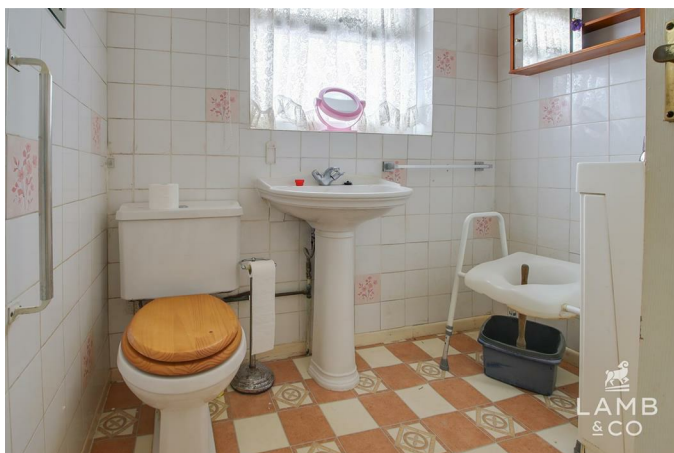
LOUNGE

13'5" 10'5" (4.09m 3.18m)



BATHROOM

6'9" 6'8" (2.06m 2.03m)



BEDROOM ONE

13'00" 8'6" (3.96m 2.59m)



KITCHEN

10'6" 10'00" (3.20m 3.05m)



CONSERVATORY

16'8" 8'00" (5.08m 2.44m)



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: Three, O2 - Likely. EE, Vodafone - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: North

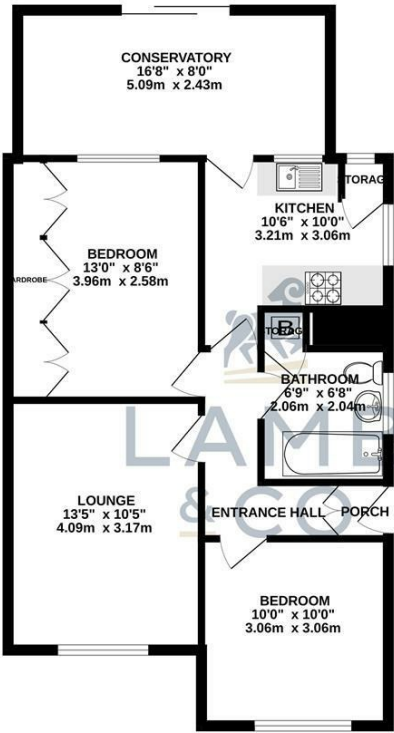
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 713 sq.ft. (66.2 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 made 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.