



LAMB & CO

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Inspired by property, driven by passion.



## MANFIELD GARDENS, CLACTON-ON-SEA, CO16 8QB

PRICE £250,000

Nestled in the tranquil village of St Osyth, this charming two-bedroom semi-detached bungalow is offered with no onward chain, making for a straightforward, hassle-free purchase. The property features a generous open-plan extension off the kitchen leading to a bright conservatory, ideal for dining or additional living space with views over the garden.

- Two Bedrooms
- Well Presented
- St Osyth
- Extended
- Conservatory
- EPC - TBC



## ENTRANCE HALL

## BEDROOM TWO

9'6" 8'7" (2.90m 2.62m)



## LOUNGE

16'7" 11'00" (5.05m 3.35m)



## SHOWER ROOM

6'7" 5'5" (2.01m 1.65m)



## BEDROOM ONE

22'7" 11'2" (6.88m 3.40m)



## KITCHEN/BREAKFAST ROOM

19'3" 10'00" (5.87m 3.05m)



## CONSERVATORY

13'3" 6'6" (4.04m 1.98m)



## 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: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

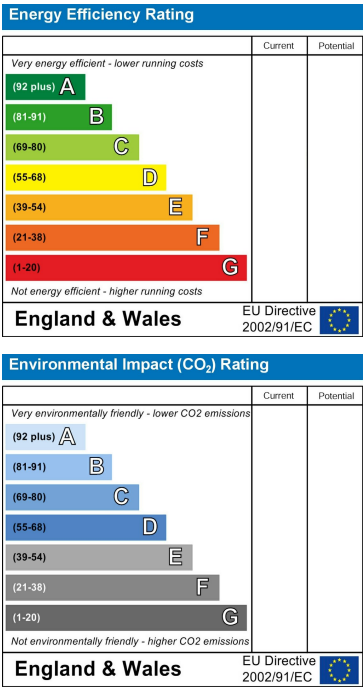
Seller's Position: No Onward Chain

Garden Facing: West

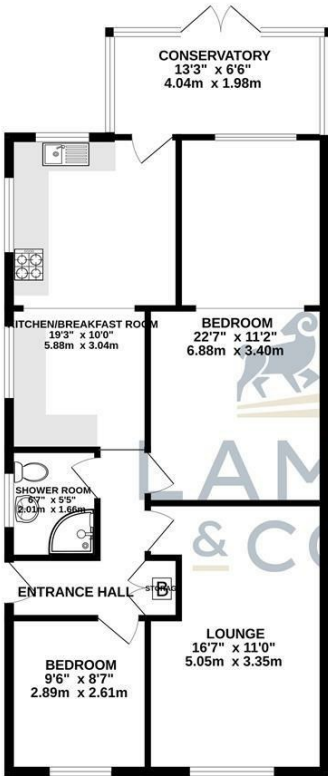
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 848 sq.ft. (78.8 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 is made 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.