



LAMB & CO

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Inspired by property, driven by passion.



CONSTABLE AVENUE, CLACTON-ON-SEA, CO16 8XE

PRICE £225,000

Located on the popular Cann Hall estate, this attractive bungalow is offered with no onward chain. In good decorative order throughout, accommodation comprises of a bright lounge/diner, two bedrooms, a kitchen, and a bathroom. Externally, the property benefits from a driveway, providing convenient off-road parking, and is positioned within easy reach of local supermarkets, public transport links, and essential amenities.

- Two Bedrooms
- No Onward Chain
- Driveway Parking
- South Facing Garden
- 18'3 Lounge/Diner
- EPC - C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



BEDROOM TWO

9'4 x 9'3 (2.84m x 2.82m)



LOUNGE/DINER

18'3 x 11'0 (5.56m x 3.35m)



BEDROOM ONE

15'0 x 9'5 (4.57m x 2.87m)



KITCHEN

12'1 x 9'3 (3.68m x 2.82m)



BATHROOM

7'3 x 5'9 (2.21m x 1.75m)



Material Information

Council Tax Band: B

Heating: gas central heating

Services: mains

Broadband: superfast

Mobile Coverage: O2 - good, EE, Vodafone, Three - likely

Construction: conventional

Restrictions: none

Rights & Easements: none

Flood Risk: very low

Additional Charges: none

Seller's Position: no onward chain

Garden Facing: south facing

REAR GARDEN



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

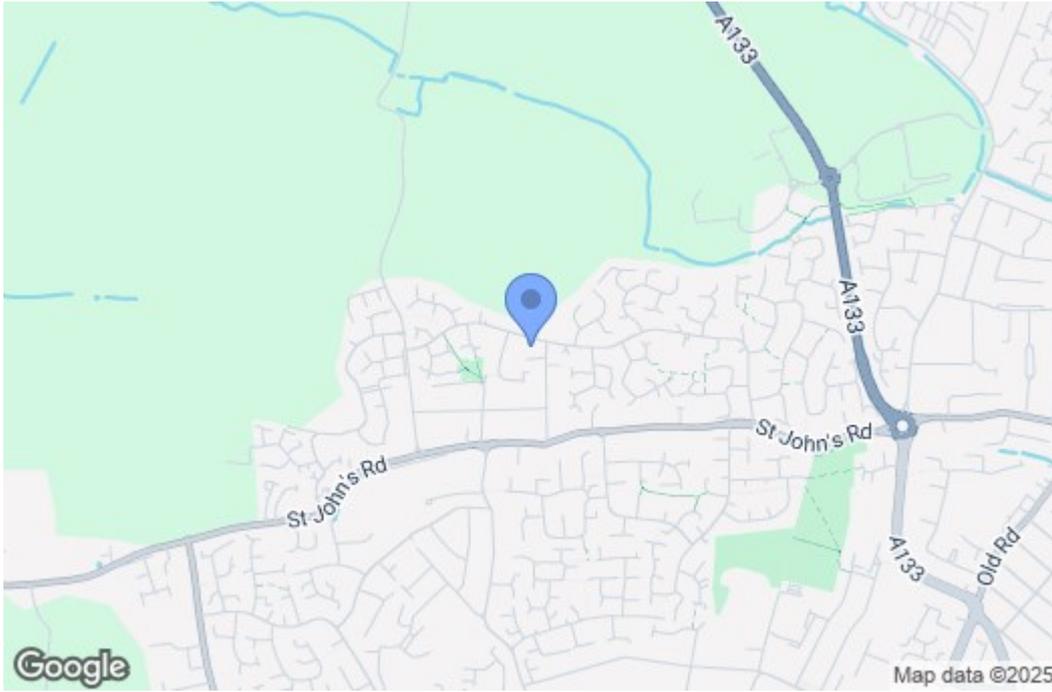
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

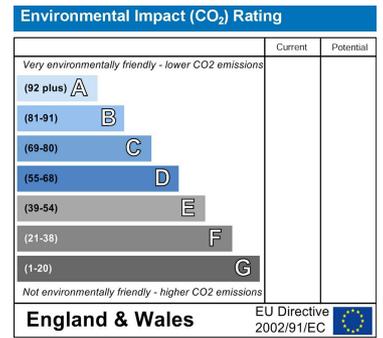
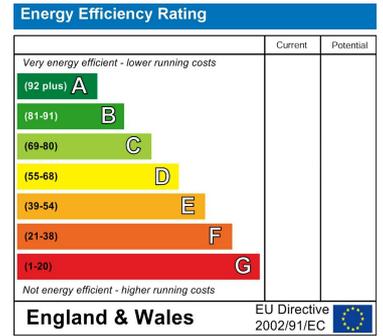
REAR ASPECT



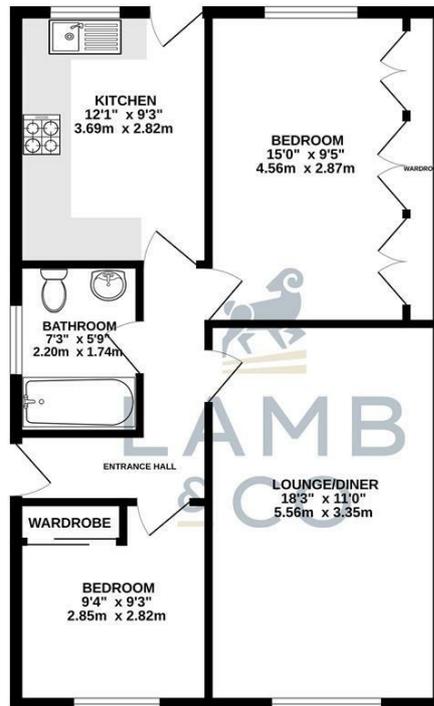
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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 as to their operability or efficiency can be given.
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