



LAMB & CO

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Inspired by property, driven by passion.



PARKGATE CORNER, LITTLE CLACTON, CO16 9SS

OFFERS IN EXCESS OF £310,000

This immaculate, nearly new bungalow (under 12 months old) offers stylish open-plan living in pristine condition. Energy-efficient and still covered by the balance of a 10-year warranty, it features a garage, a driveway, and a beautifully landscaped garden with a generous patio area. A perfect low-maintenance home, ready to move into.

- Two Bedrooms
- Landscaped Garden with Extended Patio
- Less Than 12 Months Old
- Garage & Driveway
- Balance of 10 Year Warranty
- EPC B

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



KITCHEN/LIVING/DINING

21'3 x 19'8 (6.48m x 5.99m)



BEDROOM ONE

16'1 x 11'0 (4.90m x 3.35m)



BEDROOM TWO

9'11 x 9'2 (3.02m x 2.79m)



SHOWER ROOM

8'8 x 6'6 (2.64m x 1.98m)



GARAGE

REAR GARDEN



REAR ASPECT



Material Information

Council Tax Band: C

Heating: air source heating

Services: mains

Broadband: Ultrafast

Mobile Coverage: O2: good; EE & Vodafone: likely

Construction:

Restrictions: none

Rights & Easements: none

Flood Risk: Very low

Additional Charges: none

Seller's Position: need to find

Garden Facing: North

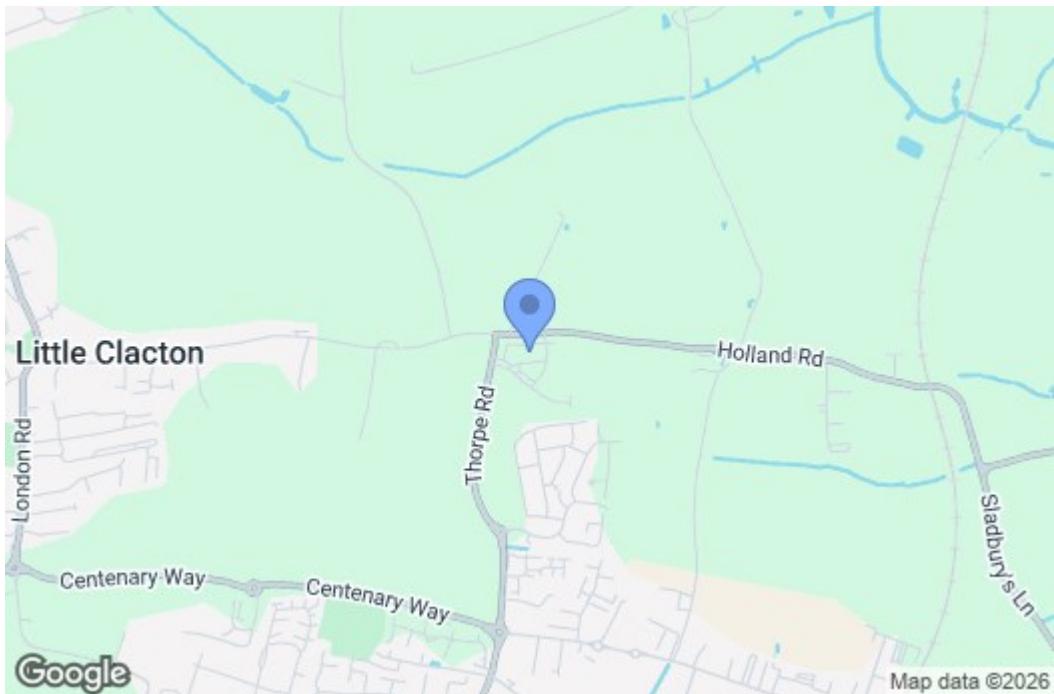
Agents Note Sales

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

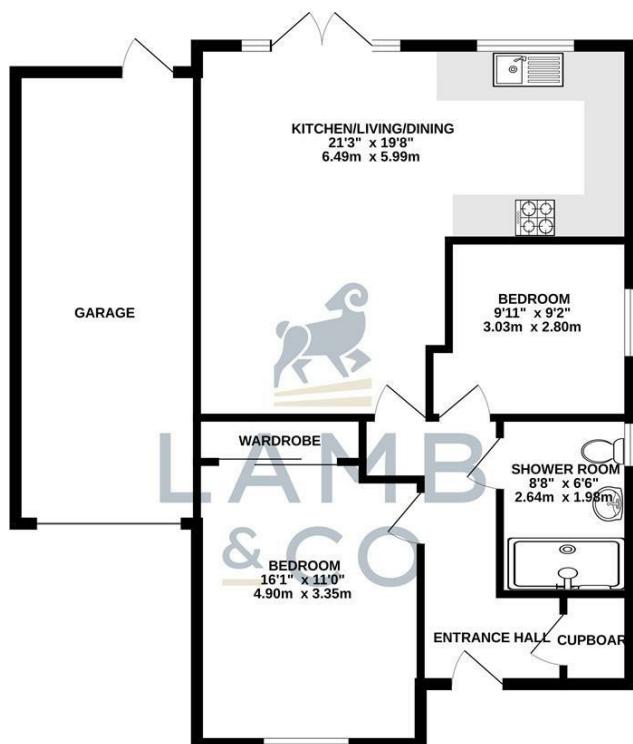


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		96
(81-91)	B		98
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA : 731 sq ft. (67.9 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with RoomSketcher 2023

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.