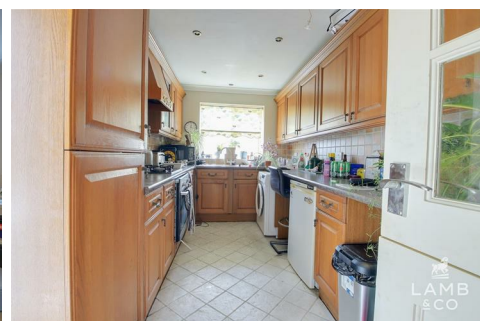




LAMB & CO

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Inspired by property, driven by passion.



## THE CHASE, CLACTON-ON-SEA, CO15 5PZ

PRICE £225,000

Situated in the sought-after coastal village of Holland-on-Sea, this two-bedroom semi-detached chalet bungalow offers comfortable living with a range of desirable features. The property boasts a spacious lounge, a fitted kitchen, and a private south-facing garden, perfect for enjoying the sun

- Two Bedrooms
- Holland-On-Sea
- South Facing Garden
- Off Road Parking
- Generous Garden
- EPC - D



## LOUNGE

14'9" 18'00" (4.50m 5.49m)



## SHOWER ROOM

6'11" 14'2" (2.11m 4.32m)



## BEDROOM TWO

11'00" 14'00" (3.35m 4.27m)



## KITCHEN

7'7" 14'5" (2.31m 4.39m)



## BEDROOM ONE

11'00" 16'00" (3.35m 4.88m)



## OUTSIDE



Council Tax Band: B  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: O2 - Likely, Three, EE, Vodafone - Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: Needs to find  
Garden Facing: South

## 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



Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 806.98 sq. ft. ( 74.97 sq. m. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Issued with Videoprint 8/2021

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