



LAMB & CO

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Inspired by property, driven by passion.



COTTAGE GROVE, CLACTON-ON-SEA, CO16 8DJ

PRICE £285,000

This charming 2-bedroom detached bungalow offers the ease of single-level living in the heart of the popular Cann Hall estate. Light-filled and inviting, it features a bright conservatory, a spacious driveway, and garage, alongside an east-facing, low-maintenance garden perfect for morning sunshine and relaxed outdoor moments. Ideally located close to local amenities and bus routes, this home effortlessly blends comfort, style, and a warm, welcoming atmosphere.

- Two Bedrooms
- Conservatory
- Garage
- Low Maintenance Garden
- Well Presented
- EPC C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

16'1" x 11'3" (4.90m x 3.43m)



BEDROOM ONE

13'0" x 12'0" (3.96m x 3.66m)



BEDROOM TWO

13'0" x 9'7" (3.96m x 2.92m)



BATHROOM

7'0" x 6'0" (2.13m x 1.83m)



KITCHEN

15'4" x 10'0" (4.67m x 3.05m)



CONSERVATORY

20'0" x 5'2" (6.10m x 1.57m)



OUTSIDE FRONT



OUTSIDE REAR



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.

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.

Material Information

Council Tax Band: C

Heating: Gas

Services: Mains water and drainage

Broadband: Ultrafast

Mobile Coverage: EE, Vodafone, O2 & Three

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

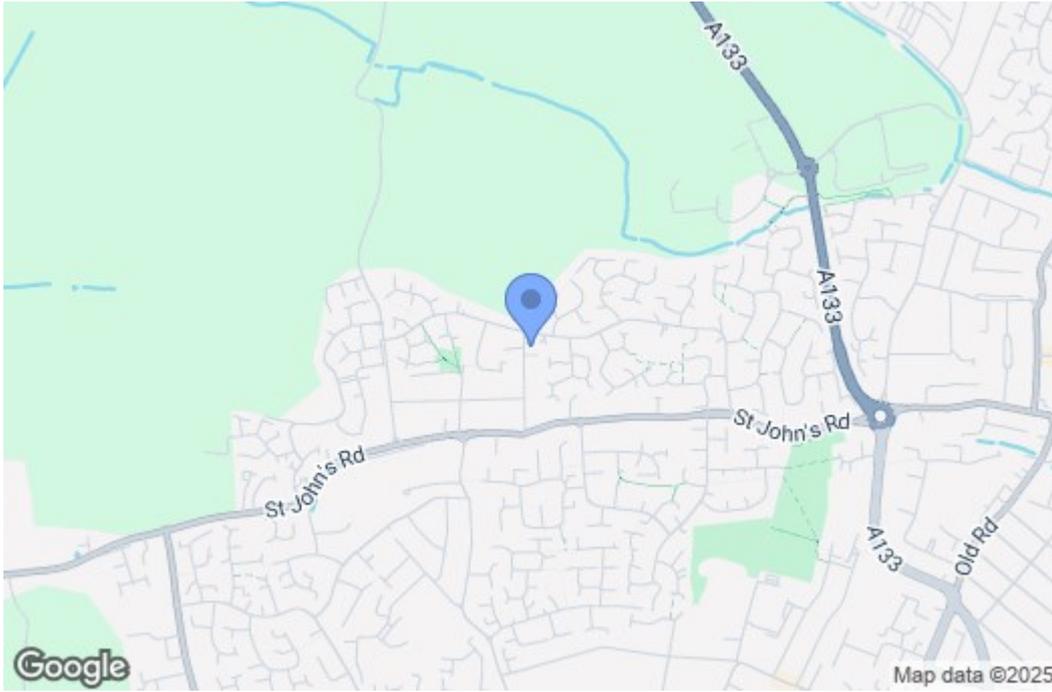
Flood Risk: Surface water: Very low - Rivers & sea:
Very low

Additional Charges: N/A

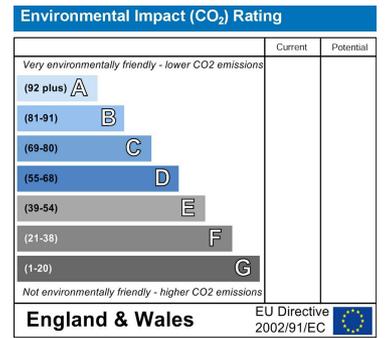
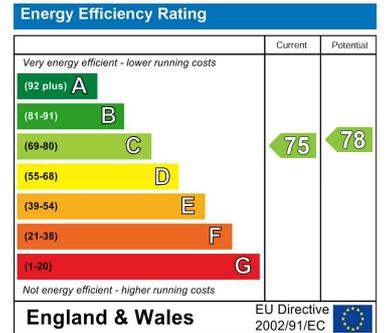
Seller's Position: Need to find

Garden Facing: East

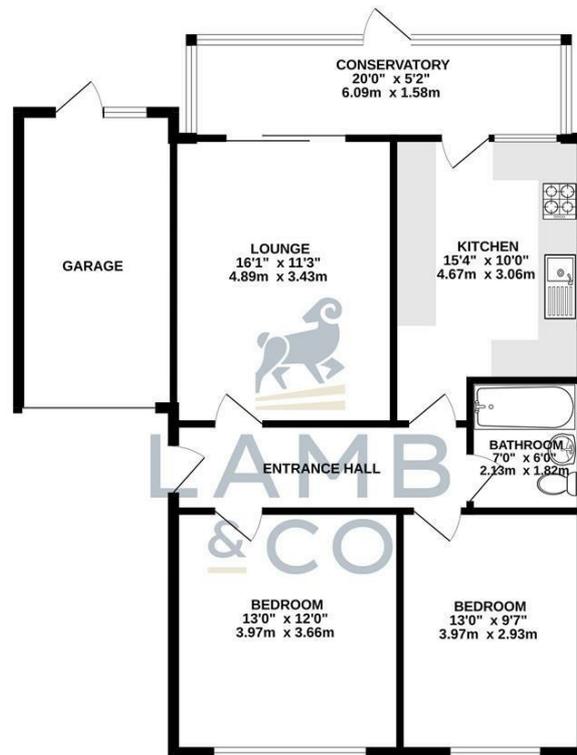
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA - 820 sq ft. (77.0 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and 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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