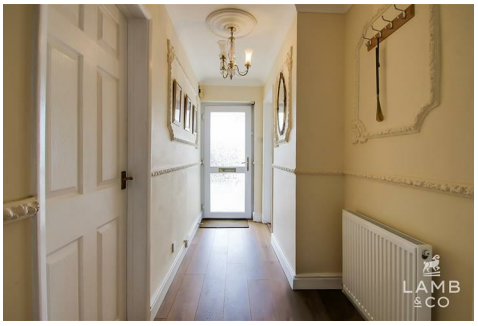
LAMB & CO

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Inspired by property, driven by passion.









ALLEYNE WAY, CLACTON-ON-SEA, CO15 2RD

OFFERS IN EXCESS OF £250,000

An attractive, detached bungalow occupying a generous plot – perfect for downsizers, first-time buyers, or anyone seeking a quiet location near the coast.

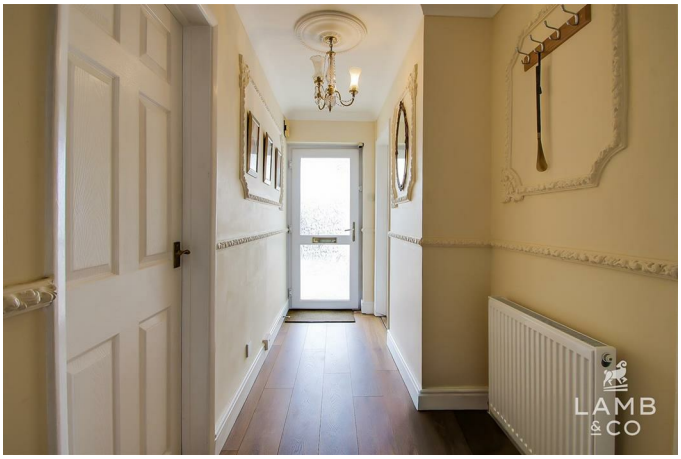
The property comprises of two double bedrooms, a practical kitchen, and a comfortable living area. Outside, the sizeable rear garden features a summer house ideal for relaxing or entertaining, along with driveway parking for multiple vehicles, and a garage.

- Two Bedrooms
- Driveway Parking
- No Onward Chain
- Well-Planned Garden
- Garage
- Summer House
- EPC TBC

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

16'7 x 11'3 (5.05m x 3.43m)



BEDROOM ONE

14'0 x 9'10 (4.27m x 3.00m)



SHOWER ROOM

8'0 x 5'10 (2.44m x 1.78m)



KITCHEN

10'9 x 9'0 (3.28m x 2.74m)



BEDROOM TWO

12'0 x 11'0 (3.66m x 3.35m)



REAR GARDEN



SUMMER HOUSE



AERIAL VIEW



REAR ASPECT

Material Information

Council Tax Band: C
Heating: Gas central heating
Services: Mains electric and water
Broadband: Ultrafast
Mobile Coverage: O2 good, EE and Vodafone likely
Construction: Conventional
Restrictions: Unknown
Rights & Easements: None
Flood Risk: Very Low
Additional Charges: None
Seller's Position: No Onward Chain
Garden Facing: North East

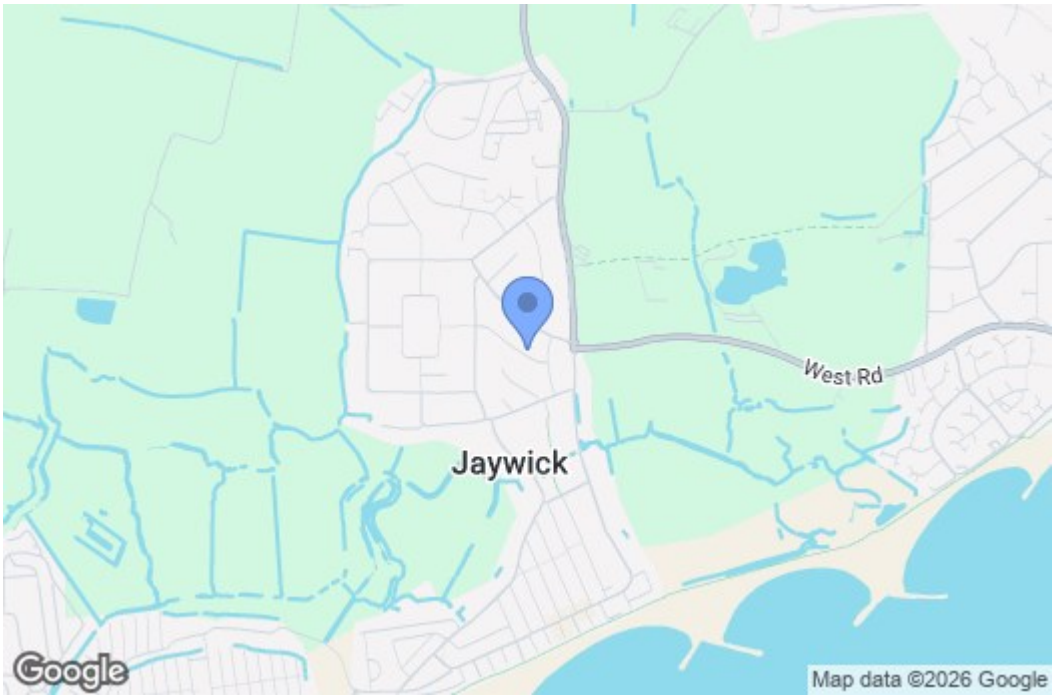
Agents Note Sales

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.

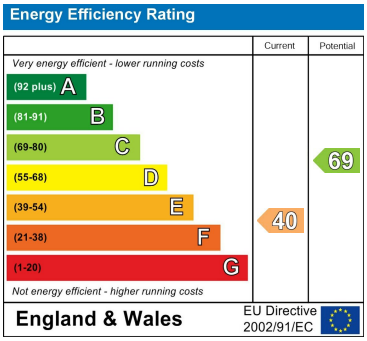
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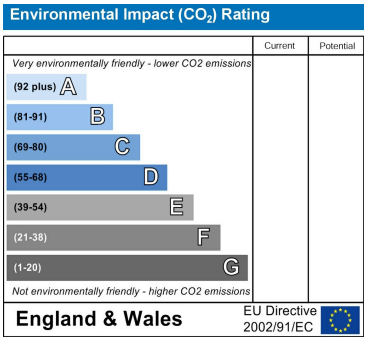
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

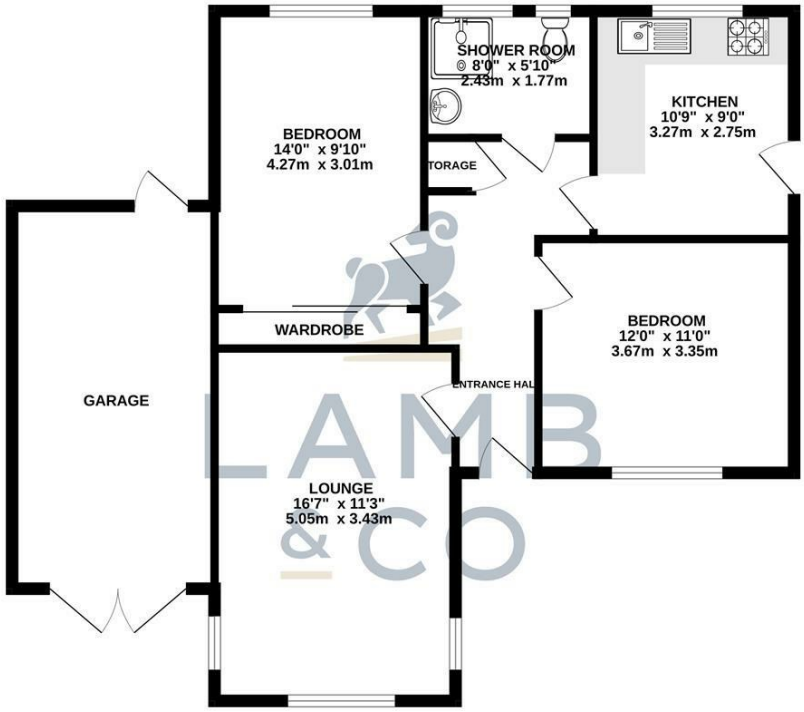


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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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.