



LAMB & CO

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Inspired by **property**, driven by **passion**.



REIGATE AVENUE, CLACTON-ON-SEA, CO16 8FB

GUIDE PRICE £230,000

Guide Price £230,000 - £240,000 A two-bedroom bungalow situated on the Cann Hall Estate. The property benefits from a conservatory, off-road parking and a garage, providing additional storage and practical living space. Offering comfortable single-level accommodation, this property presents an excellent opportunity for those looking for a bungalow in a well-established residential setting with no onward chain.

- Two Bedrooms
- Off-Road Parking & Garage
- Conservatory
- No Onward Chain
- Cann Hall
- EPC-TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALLWAY

BEDROOM TWO

9'7" x 8'7" (2.92m x 2.62m)



BEDROOM ONE

12'7" x 10'3" (3.84m x 3.12m)



BATHROOM

7'2" x 5'5" (2.18m x 1.65m)



LOUNGE

17'0" x 15'3" (5.18m x 4.65m)



KITCHEN

10'1" x 8'7" (3.07m x 2.62m)



CONSERVATORY

17'0 x 7'3 (5.18m x 2.21m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Superfast

Mobile Coverage:

O2 - 72%

EE - 82%

Three - 76%

Vodafone - 76%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: East

Non-Standard Features to note: N/A

Agents Note Sales

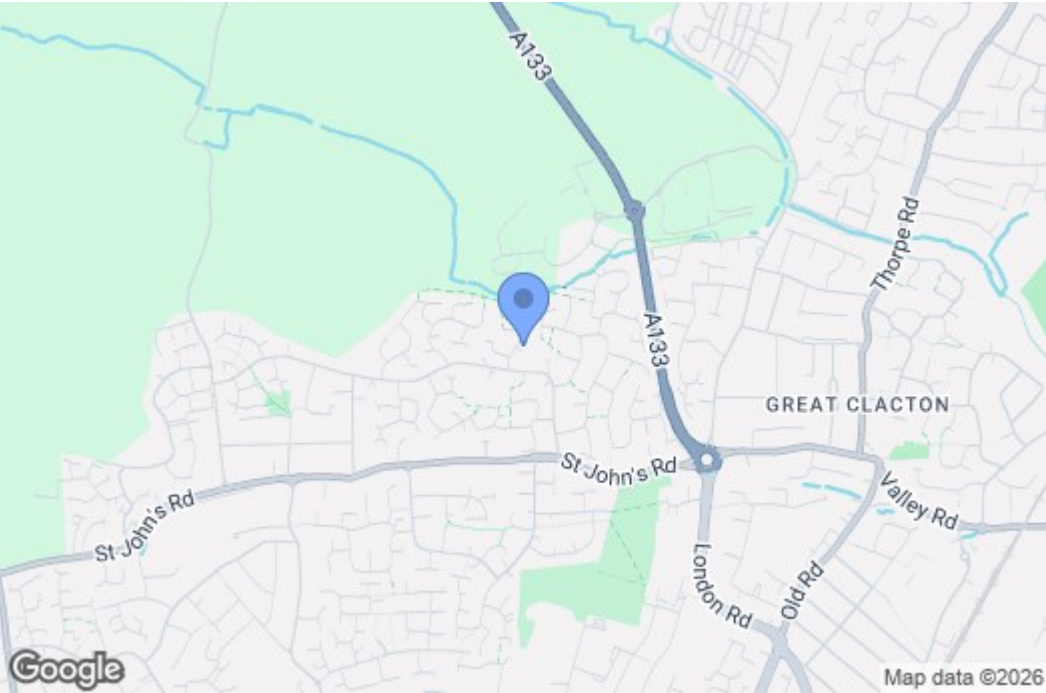
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

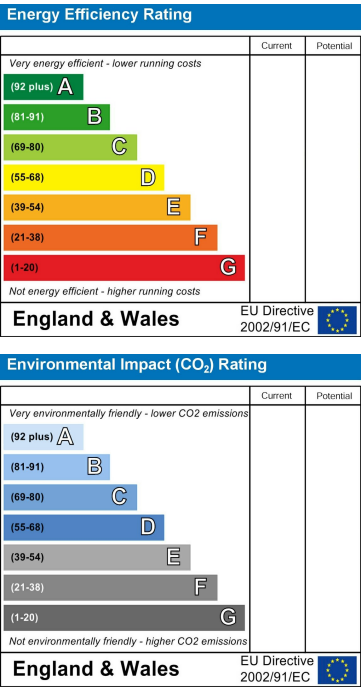
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

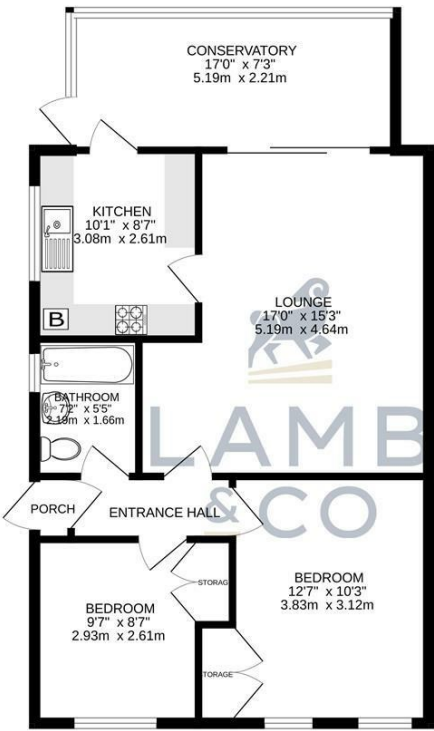
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 738 sq.ft. (68.5 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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