LAMB & CO

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Inspired by property, driven by passion.









KINCAID ROAD, CLACTON-ON-SEA, CO16 8QY

GUIDE PRICE £250,000

***Guide price £250,000-£260,000 *** Situated in the picturesque and historic village of St Osyth, this well-presented two-bedroom semi-detached bungalow offers comfortable and modern single-level living. The property is offered with no onward chain, making it ideal for a smooth and hassle-free purchase. The accommodation includes a bright and spacious lounge/diner, a modern fitted kitchen, two good-sized bedrooms – the main featuring its own en suite. Located close to local amenities, countryside walks, and good transport links, this lovely home is perfect for downsizers or anyone seeking a peaceful coastal village lifestyle.

- Two Bedrooms
- No Onward Chain
- En Suite
- Lounge/Diner
- Garage & Off Road Parking
- EPC - C

ENTRANCE HALL

BEDROOM TWO

15'3" 8'9" (4.65m 2.67m)



BEDROOM ONE

14'00" 10'00" (4.27m 3.05m)



EN SUITE

5'9" 5'5" (1.75m 1.65m)



SHOWER ROOM

7'3" 5'5" (2.21m 1.65m)

KITCHEN

12'7" 12'3" (3.84m 3.73m)



LOUNGE/DINER

22'00" 13'00" (6.71m 3.96m)



OUTSIDE



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.

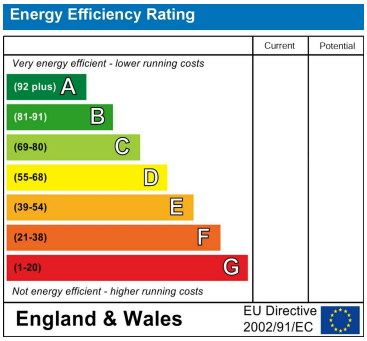
Material Information

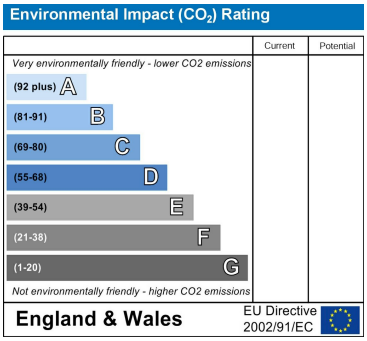
Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband: Superfast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: North

Map

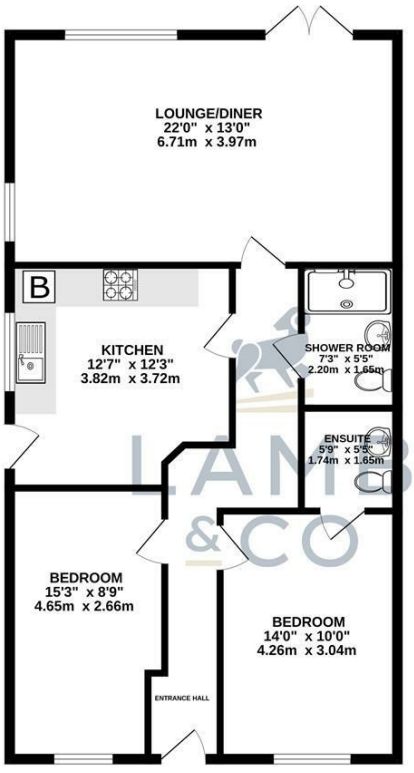


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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