



140 Coopers Lane  
, Clacton-On-Sea, CO15 2DG

£279,995



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Discover this charming two-bedroom detached bungalow in Clacton-on-Sea, offering comfort and convenience. Ideally located close to the town centre, bus routes, and local shops, this property is perfect for those seeking easy access to amenities.

Boasting a generous frontage, there's ample space for multiple vehicles, a caravan, or a motorhome. Inside, the property features a bright and inviting lounge, a master bedroom complete with wall-length fitted wardrobes, and a low-maintenance rear garden.

It is a superb opportunity to enjoy coastal living with all the practical benefits of a well-located home. Don't miss out – book your viewing today!



## ENTRANCE PORCH

## ENTRANCE HALL

## LOUNGE

20'9" x 10'7" (6.35 x 3.25)

## KITCHEN

13'10" x 8'0" (4.24 x 2.44)

## BEDROOM ONE

12'9" x 10'0" (3.91 x 3.05)

## BEDROOM TWO

10'9" x 7'1" (3.28 x 2.18)

## BATHROOM

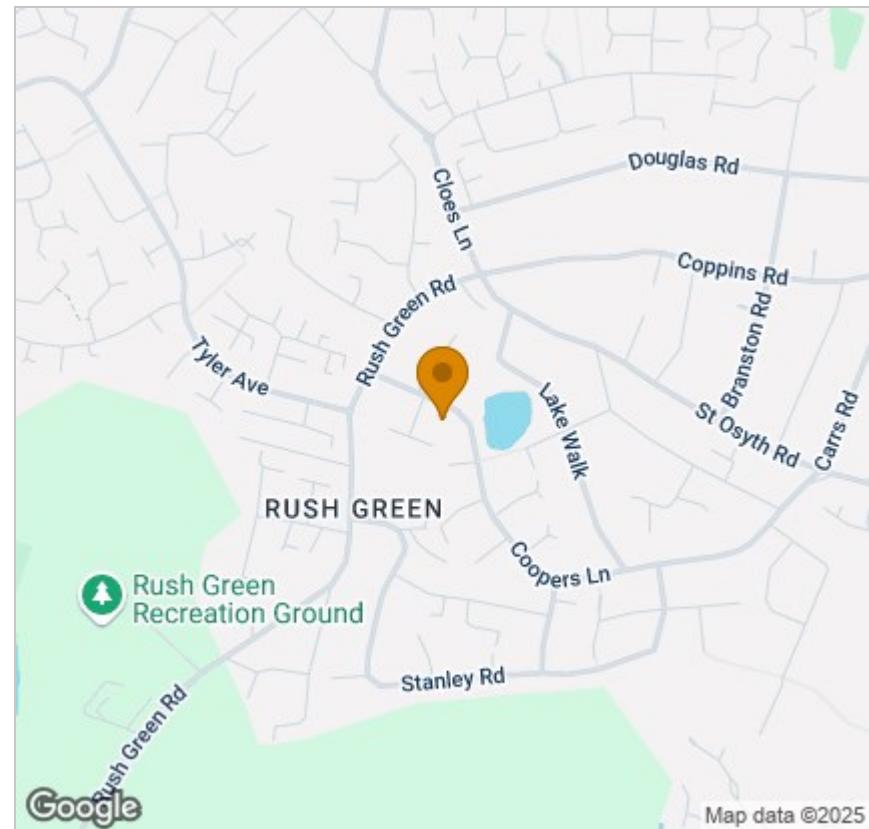
## OUTSIDE



## Floor Plan



## Area Map



## Viewing

Please contact our Red Rock Estate Agents Office on 01255 235 255 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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