



LAMB & CO

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Inspired by property, driven by passion.



## ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8BS

PRICE £440,000

Modern elegance throughout and beautifully presented, this four bedroom bungalow offers off road parking, a utility room and a spacious, light open plan kitchen & lounge with sliding doors opening to a substantial garden. This detached property is situated between Clacton and St Osyth village benefiting from good access to local amenities.

- Four Bedrooms
- Off Road Parking
- Sizeable Garden & Driveway
- Open Plan Kitchen & Lounge
- Utility Room
- EPC C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### HALLWAY



### KITCHEN/LOUNGE

18'5" x 26'1" (5.61m x 7.95m)



### KITCHEN AREA



### SHOWER ROOM

5'8" x 5'4" (1.73m x 1.63m)



### UTILITY ROOM

5'8" x 5'9" (1.73m x 1.75m)



## BEDROOM ONE

15'0" x 10'11" (4.57m x 3.33m)



## BEDROOM FOUR

11'11" x 9'1" (3.63m x 2.77m )



## BEDROOM TWO/SNUG

16'7" x 10'11" (5.05m x 3.33m)



## BATHROOM

5'9" x 11'1" (1.75m x 3.38m)



## BEDROOM THREE

13'11" x 10'11" (4.24m x 3.33m)



## 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.

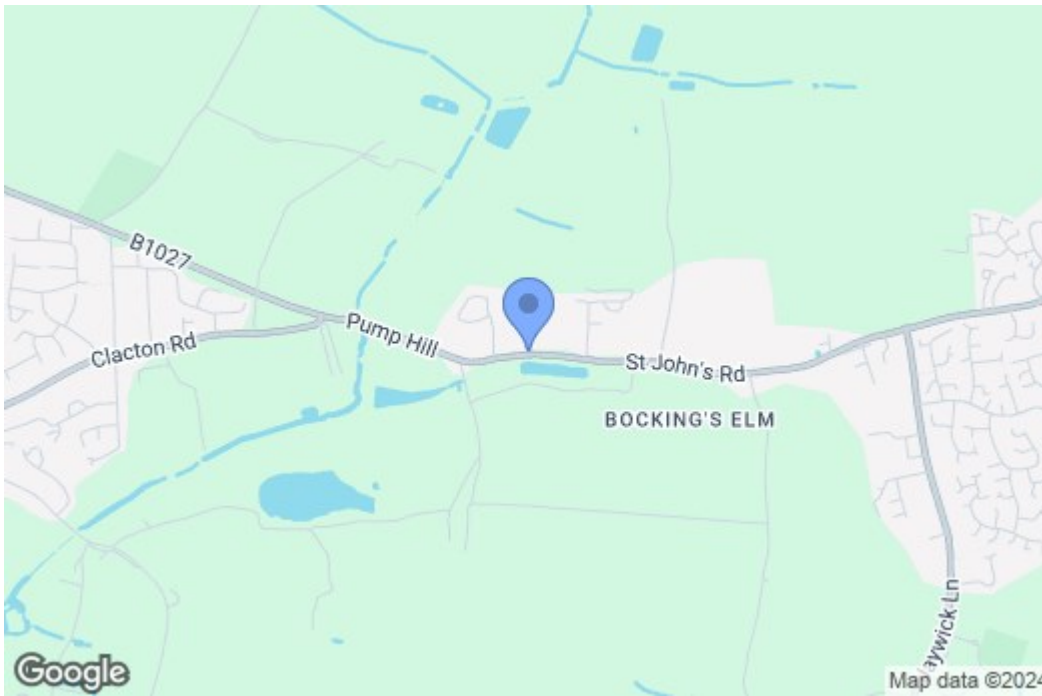
### Agents Note Sales

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.

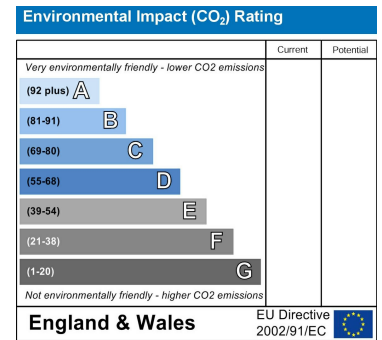
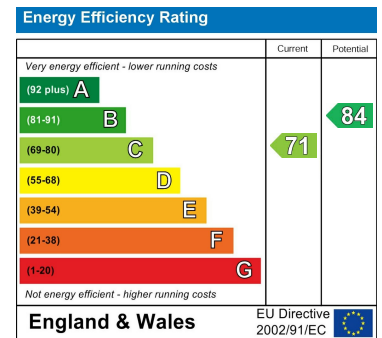
### Additional Info

Council Tax Band: D  
Heating: Gas  
Services: Mains  
Broadband: O2 likely  
Mobile Coverage: Ultrafast Full Fibre  
Construction: Standard  
Restrictions: No  
Rights & Easements:  
Flood Risk: Very low  
Additional Charges: No  
Seller's Position: Need to find  
Garden Facing: North

## Map

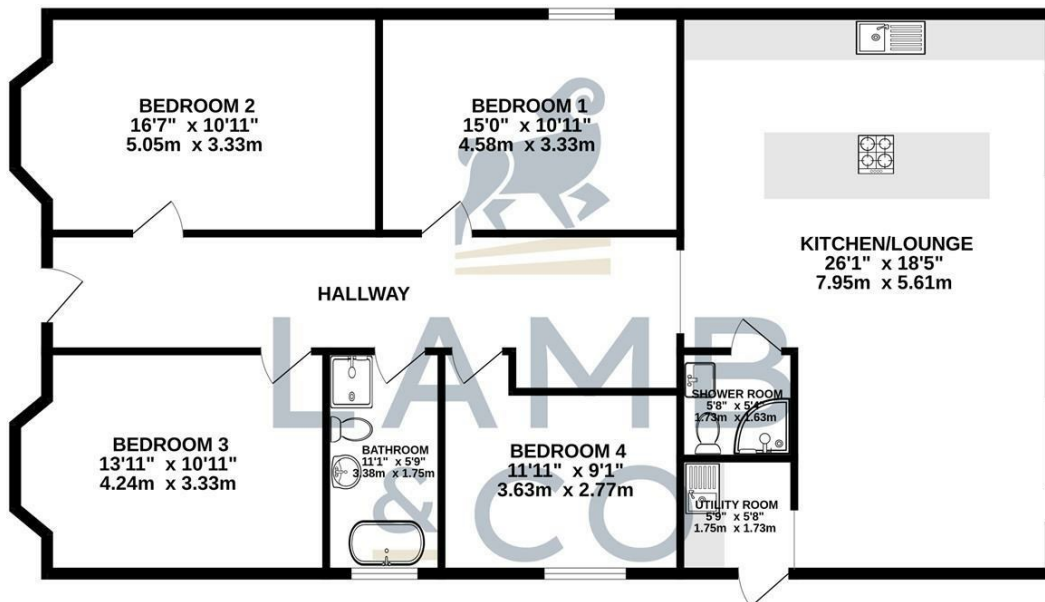


## EPC Graphs



## Floorplan

GROUND FLOOR  
1413 sq.ft. (131.3 sq.m.) approx.



TOTAL FLOOR AREA: 1413 sq.ft. (131.3 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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