



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## JAMES GARDENS, CLACTON-ON-SEA, CO16 8QD

PRICE £285,000

Located in the heart of St Osyth Village, this three-bedroom detached house offers great potential for buyers looking to modernize and create their ideal home. A standout feature is the generous garden, offering ample outdoor space for relaxation, gardening, or potential extension (STPP). Conveniently situated close to local amenities, schools, and countryside walks, this home presents an excellent opportunity to add value in a sought-after location.

- Three Bedrooms
- No Onward Chain
- Generous Garden
- In Need Of Some Of Modernisation
- St Osyth Village
- EPC - D



## ENTRANCE HALL

## DINING ROOM

9'00" 7'9" (2.74m 2.36m)



## KITCHEN

11'4" 6'7" (3.45m 2.01m)



## UTILITY ROOM

6'4" 3'8" (1.93m 1.12m)

## W.C

6'7" 2'9" (2.01m 0.84m)

## LOUNGE

16'2" 12'6" (4.93m 3.81m)



## BEDROOM ONE

14'3" 9'4" (4.34m 2.84m)



## BATHROOM

5'10" 5'6" (1.78m 1.68m)



## BEDROOM TWO

11'2" 9'00" (3.40m 2.74m)



## BEDROOM THREE

10'7" 6'9" (3.23m 2.06m)



## 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: EE, O2, Vodafone - Likely.  
Three - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

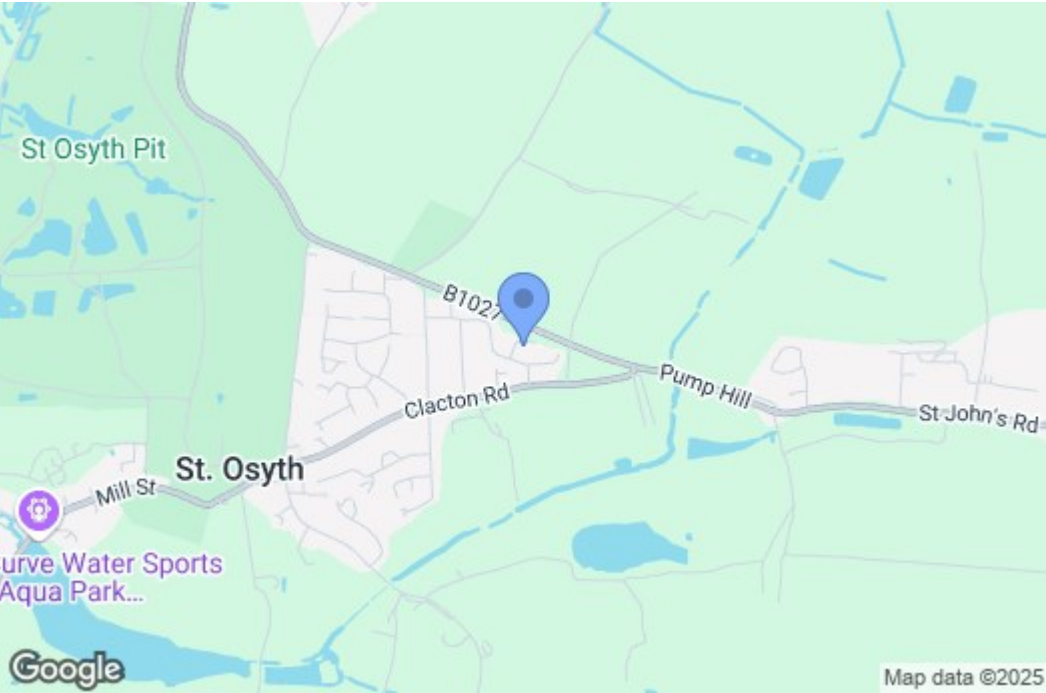
Flood Risk: Low

Additional Charges: No

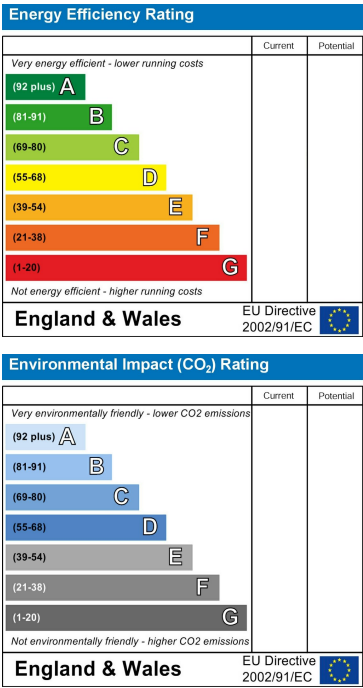
Seller's Position: No Onward Chain

Garden Facing: East

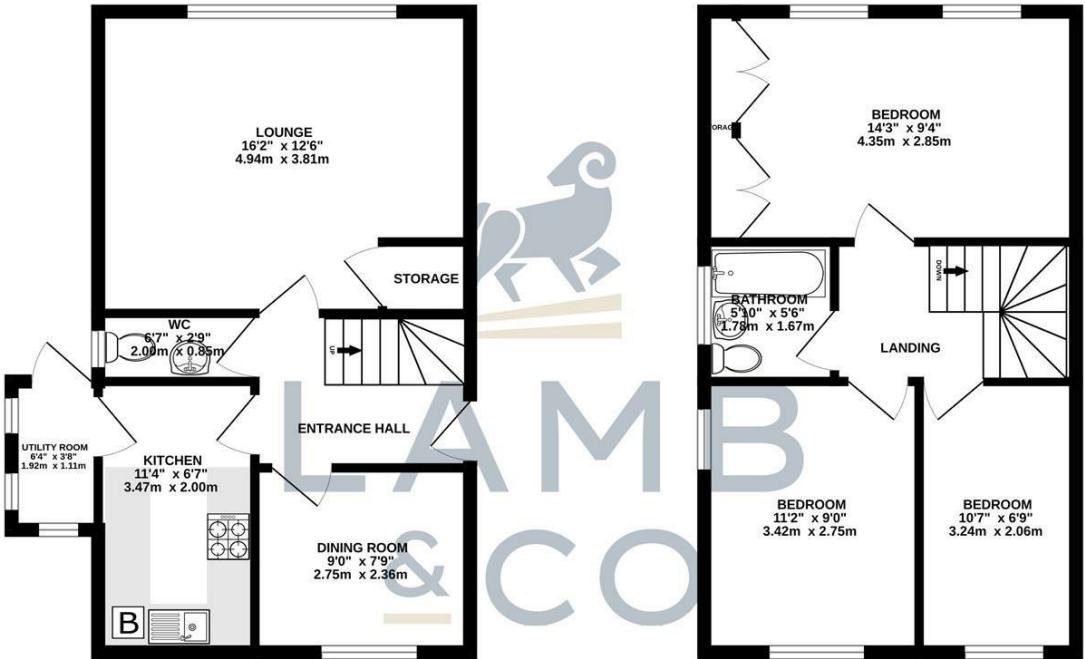
Map



EPC Graphs



Floorplan



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.