



LAMB & CO

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Inspired by property, driven by passion.



ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8DD

OFFERS IN EXCESS OF £450,000

This well-presented four-bedroom detached house in Clacton-on-Sea offers generous living space, ideal for families. With four well-proportioned bedrooms, and conservatory. The home benefits from off-road parking for multiple vehicles. A standout feature is the large, well-maintained garden, perfect for outdoor activities and entertaining. Conveniently located close to local amenities, schools, and transport links, this property combines comfort with practicality.

- Four Bedrooms
- Generous South Facing Garden
- Off Road Parking
- Downstairs W.C
- Conservatory
- EPC - E

ENTRANCE HALL

KITCHEN

17'00" 8'2" (5.18m 2.49m)



LOUNGE

12'6" 12'00" (3.81m 3.66m)



W.C

4'1" 3'00" (1.24m 0.91m)

OFFICE

8'7" 7'7" (2.62m 2.31m)

DINING ROOM

12'7" 11'00" (3.84m 3.35m)



CONSERVATORY

19'4" 13'10" (5.89m 4.22m)

BEDROOM FOUR

8'7" 8'6" (2.62m 2.59m)

BEDROOM THREE

12'3" 12'00" (3.73m 3.66m)

BEDROOM ONE

12'3" 12'00" (3.73m 3.66m)

BATHROOM

8'00" 7'00" (2.44m 2.13m)

BEDROOM TWO

18'00" 12'9" (5.49m 3.89m)

OUTSIDE



Council Tax Band: D
Heating: Gas
Services: All Mains
Broadband: Three, O2, Vodaphone - Likely. EE - Limited
Mobile Coverage:
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: South

OUTSIDE REAR



Agents Note Sales

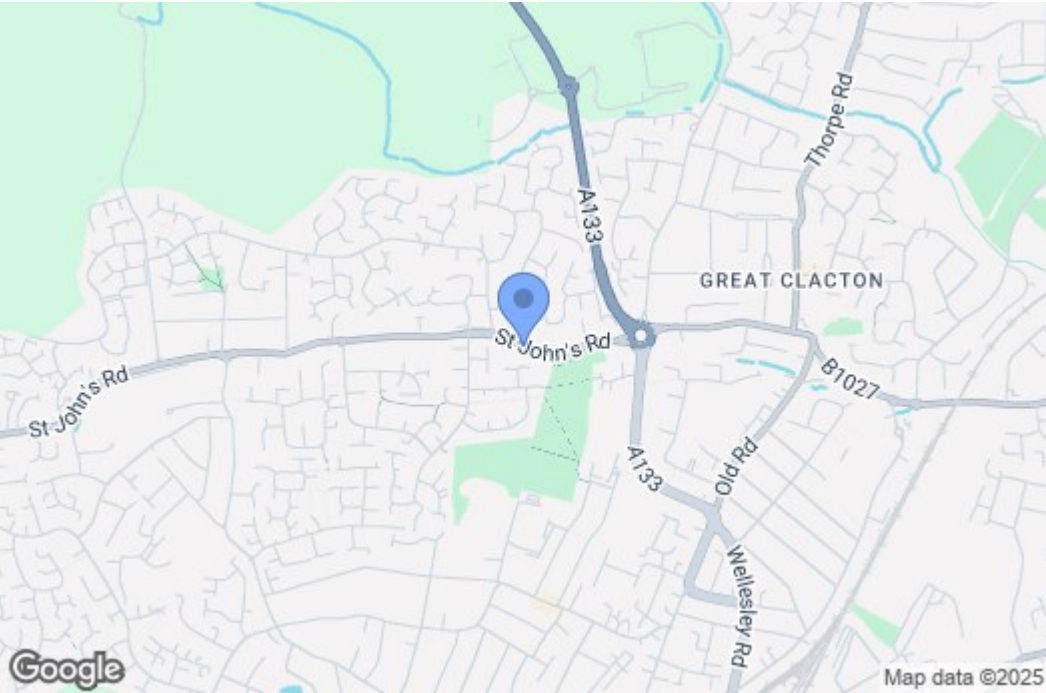
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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

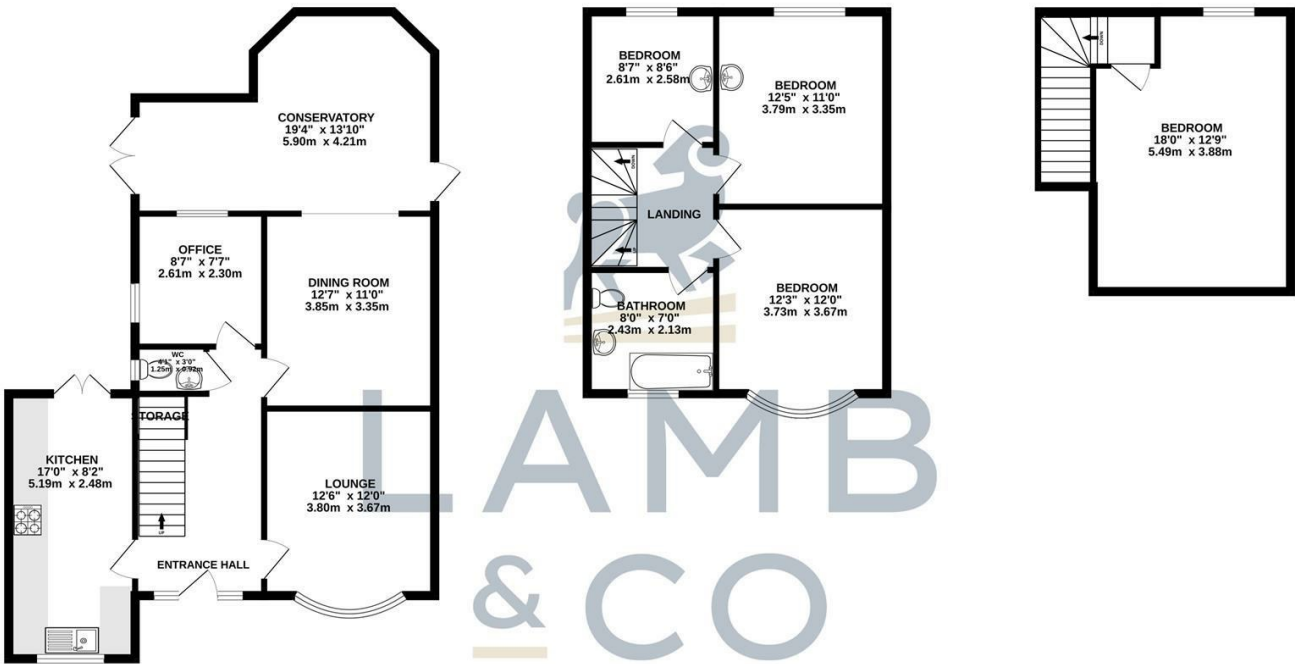
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1567 sq.ft. (145.5 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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