



LAMB & CO

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Inspired by property, driven by passion.



JUBILEE AVENUE, CLACTON-ON-SEA, CO16 9QU

PRICE £400,000

This beautifully renovated property offers bright, modern living with a spacious open-plan kitchen/living area, plus an additional lounge for extra comfort. Featuring five generously sized bedrooms and three stylish bathrooms, the home is perfect for families or those needing extra space. A separate cabin makes an ideal home office, while a utility room and off-road parking add convenience. Move-in ready and full of natural light, this home blends comfort with functionality.

- Five Bedrooms
- Three Bathrooms
- Off-Road Parking
- Utility Room
- Out Building
- EPC- TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALLWAY



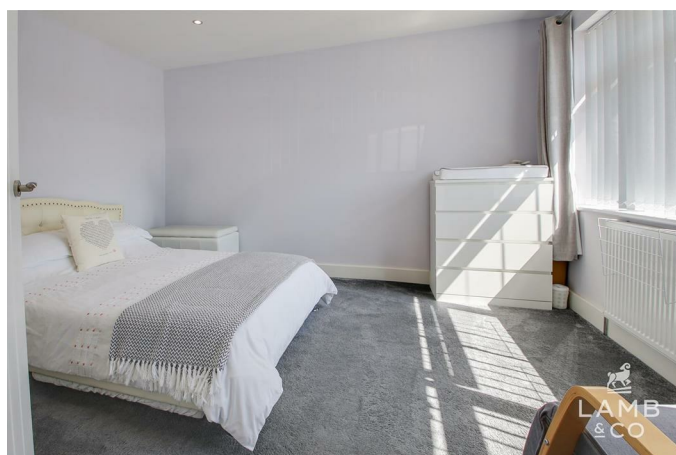
BATHROOM

7'5 x 5'0 (2.26m x 1.52m)



BEDROOM TWO

13'8 x 10'9 (4.17m x 3.28m)



BEDROOM FIVE

11'6 x 7'0 (3.51m x 2.13m)



KITCHEN/LIVING

25'2 x 20'0 (7.67m x 6.10m)



KITCHEN/LIVING VIEW TWO



LOUNGE

17'9 x 11'0 (5.41m x 3.35m)



UTILITY ROOM

13'5 x 6'9 (4.09m x 2.06m)



FIRST FLOOR



SHOWER ROOM

7'2 x 3'0 (2.18m x 0.91m)



BEDROOM ONE

13'9 x 12'7 (4.19m x 3.84m)



BEDROOM THREE

13'8 x 8'9 (4.17m x 2.67m)



SHOWER ROOM

11'0 x 3'9 (3.35m x 1.14m)



BEDROOM FOUR

12'9 x 6'7 (3.89m x 2.01m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: B

Heating: Gas central heating

Services: mains electricity, gas, water & sewer

Broadband: Ultrafast

Mobile Coverage: EE, Vodafone- likely Three, O2- limited

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Very low

Additional Charges: N/A

Seller's Position: Purchasing onwards.

Garden Facing: West

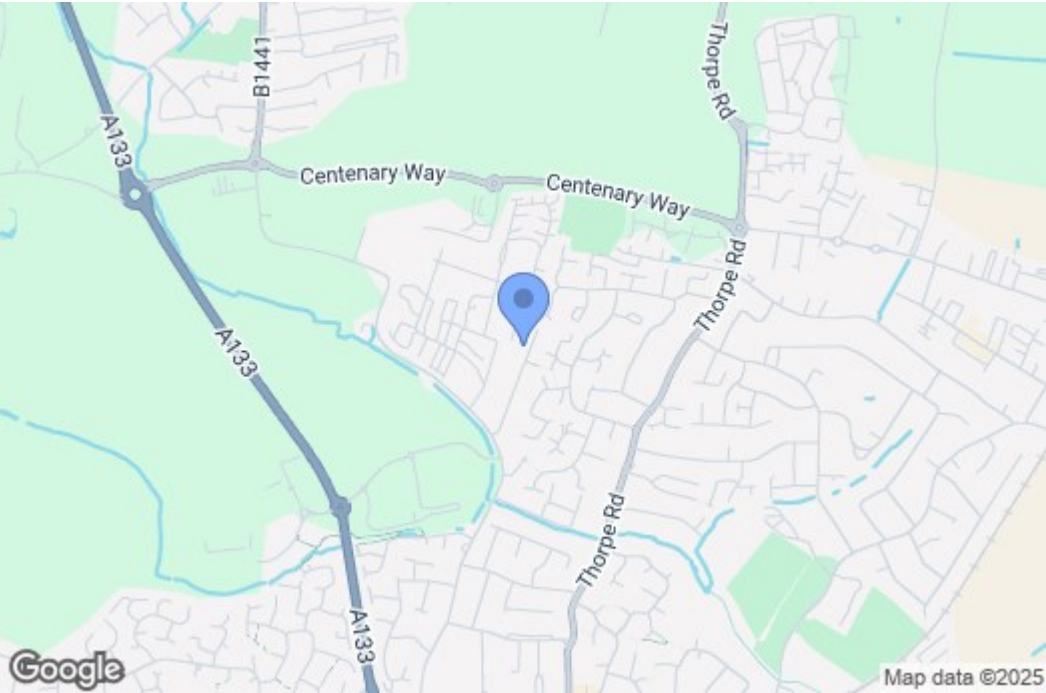
Agents Note Sales

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.

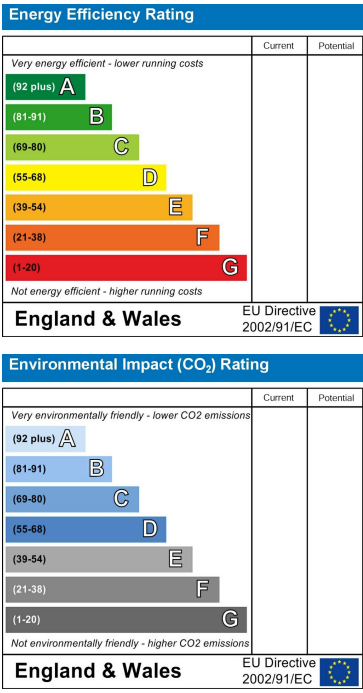
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ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

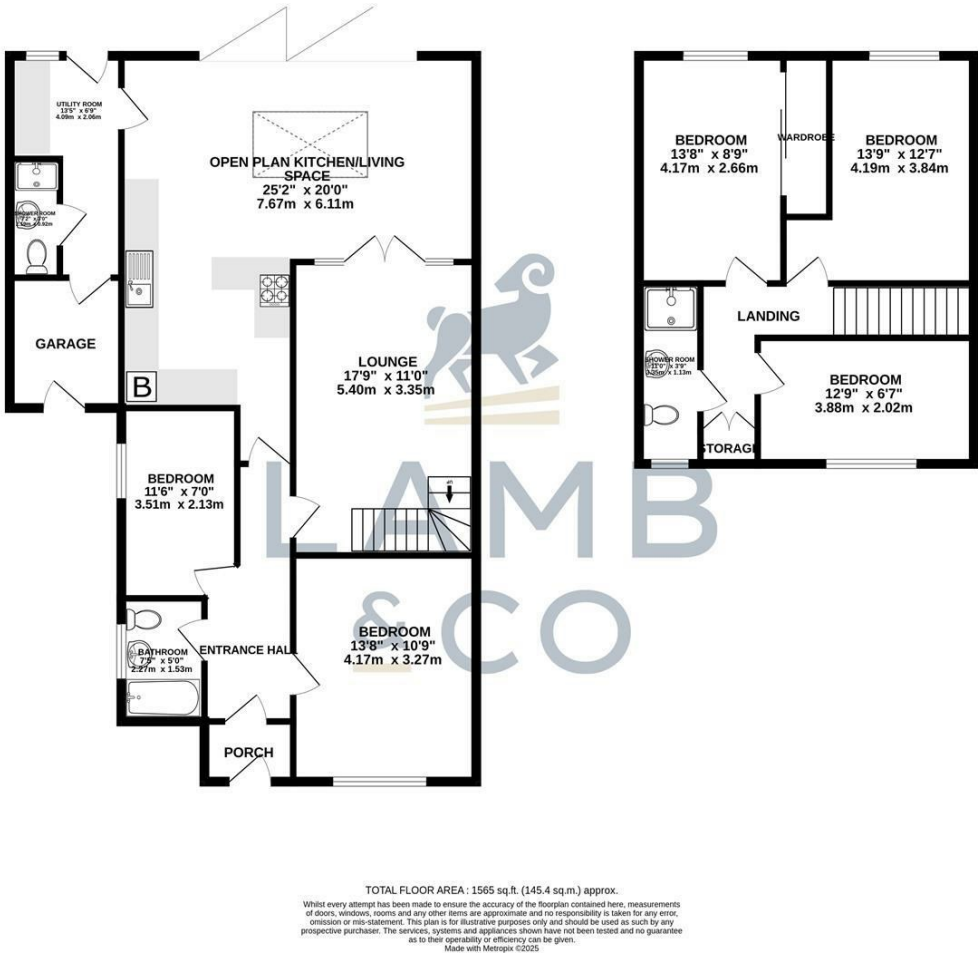
Map



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.