



LAMB & CO

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Inspired by property, driven by passion.



## LINCOLN AVENUE, CLACTON-ON-SEA, CO15 2LG

PRICE £75,000

**\*\* Cash buyers only \*\*** Situated just a short walk from the beach, in the Grasslands area of Jaywick, this 2 bedroom timber framed bungalow with an approximate yield of 10%

- Two Bedrooms
- Close To Beach & Amenities
- Jaywick Grasslands
- Air Source Heat Pump
- Shower Room
- EPC - TBC



## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### KITCHEN

12'2" x 6'0" (3.71m x 1.83m )



### SHOWER ROOM

6'0" x 3'0" (1.83m x 0.91m )



### LOUNGE

15'4" x 9'1" (4.67m x 2.77m )



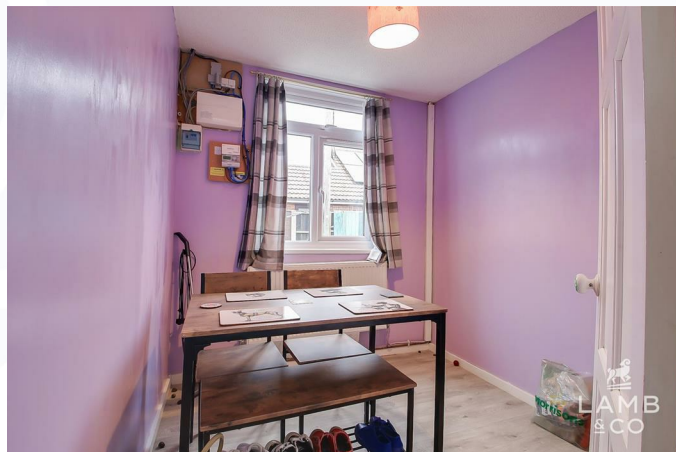
### BEDROOM ONE

9'8" x 7'5" (2.95m x 2.26m )



### BEDROOM TWO

8'2" x 7'6" (2.49m x 2.29m )



## OUTSIDE FRONT



Council Tax Band: A  
Heating: Air source heat pump  
Services: Mains water and electric  
Broadband: Ultrafast  
Mobile Coverage: Vodafone, O2, Three & EE  
Construction: Timber framed  
Restrictions: N/A  
Rights & Easements: N/A  
Flood Risk: Rivers & sea: Medium - Surface water: Very low  
Additional Charges: N/A  
Seller's Position: Need to find  
Garden Facing: East

## 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.

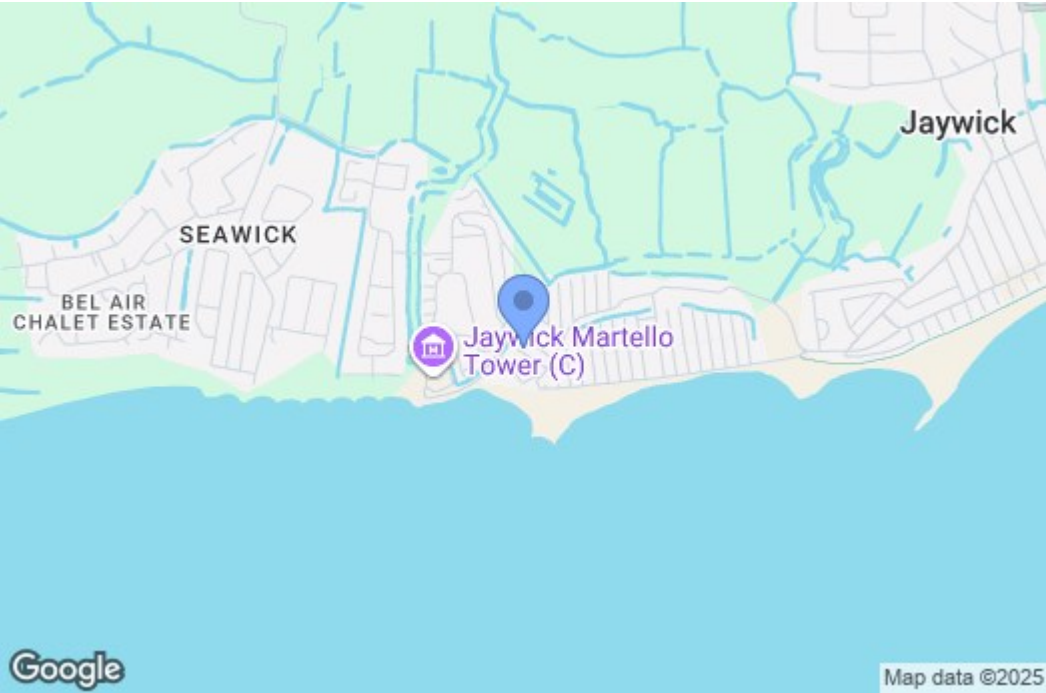
## Agents Note Sales

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.

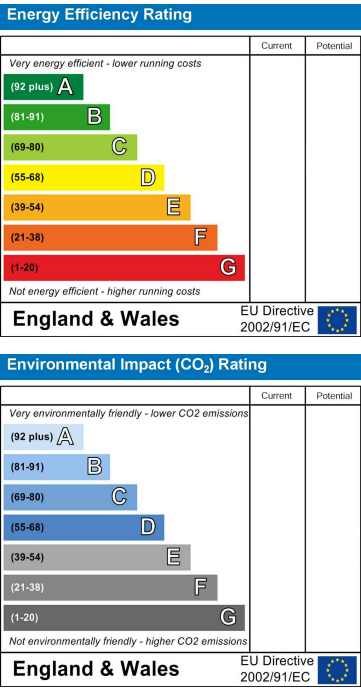
## Material Information



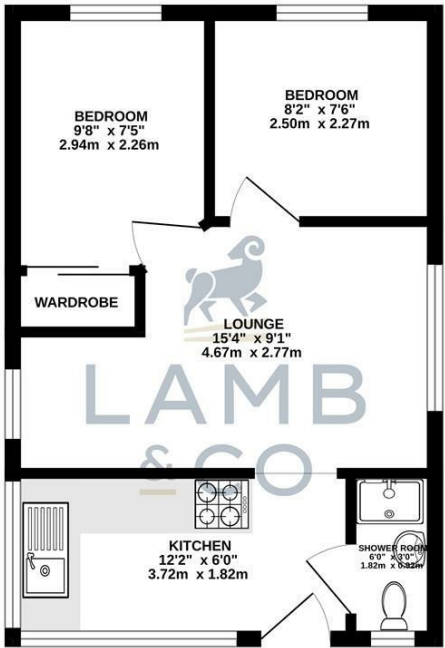
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 344 sq.ft. (31.9 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 is as to their operability or efficiency can be given.

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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.