



LAMB & CO

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Inspired by property, driven by passion.



**JAYWICK LANE, CLACTON-ON-SEA, CO15 2DR**

**PRICE £400,000**

Set back behind a generous in-out driveway, this substantial 4-bedroom bungalow offers spacious living with a 21'3 lounge, an outdoor swimming pool, and a hot tub room adjoining the expansive primary bedroom with en suite. Ideal for comfort and entertaining.

- Four Bedrooms
- En Suite
- Outdoor Swimming Pool
- Spacious In/Out Driveway
- Hot Tub Room
- EPC - D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## LOUNGE

21'3 x 14'9 (6.48m x 4.50m)



## KITCHEN

14'7 x 8'7 (4.45m x 2.62m)



## CONSERVATORY

17'3 x 13'3 (5.26m x 4.04m)



## BEDROOM ONE

19'0 x 11'2 (5.79m x 3.40m)



## EN SUITE

6'7 x 5'8 (2.01m x 1.73m)



## BEDROOM TWO

11'5 x 9'0 (3.48m x 2.74m)



## HOT TUB ROOM

17'0 x 11'0 (5.18m x 3.35m)



## BEDROOM FOUR

9'0 x 9'0 (2.74m x 2.74m)



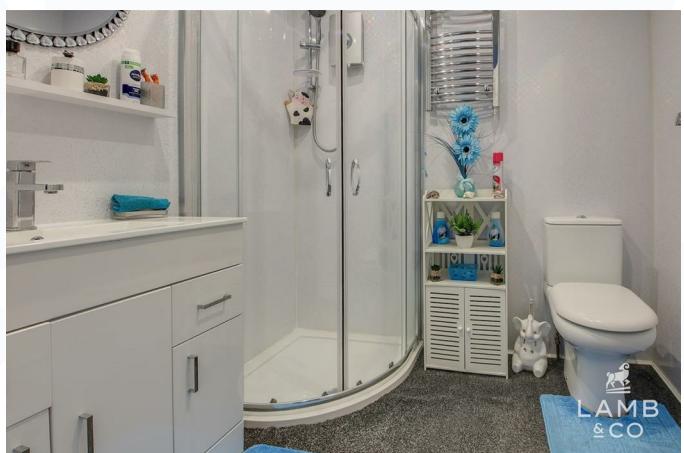
## BEDROOM THREE

12'8 x 7'8 (3.86m x 2.34m)



## SHOWER ROOM

6'6 x 5'9 (1.98m x 1.75m)



## REAR GARDEN



## OUTDOOR POOL



## REAR ASPECT



## Material Information

Council Tax Band: D

Heating: gas  
Services: mains  
Broadband: ultrafast  
Mobile Coverage:  
Construction: conventional  
Restrictions: unknown  
Rights & Easements: none  
Flood Risk: very low  
Additional Charges: none  
Seller's Position: purchasing onwards  
Garden Facing: east

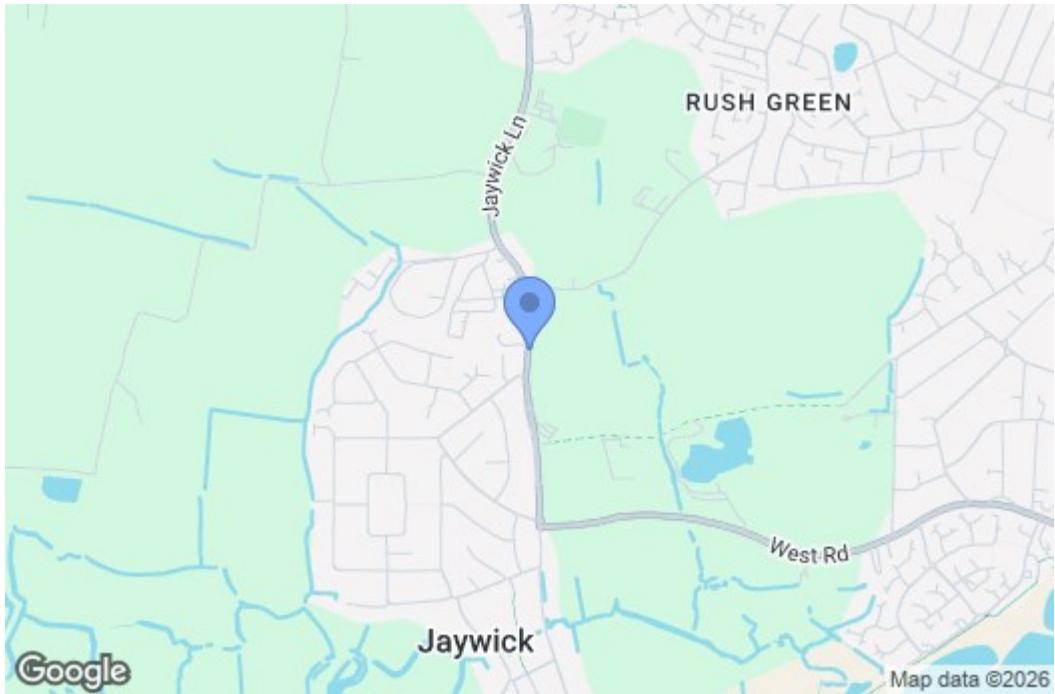
## Agents Note Sales

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.

## Map

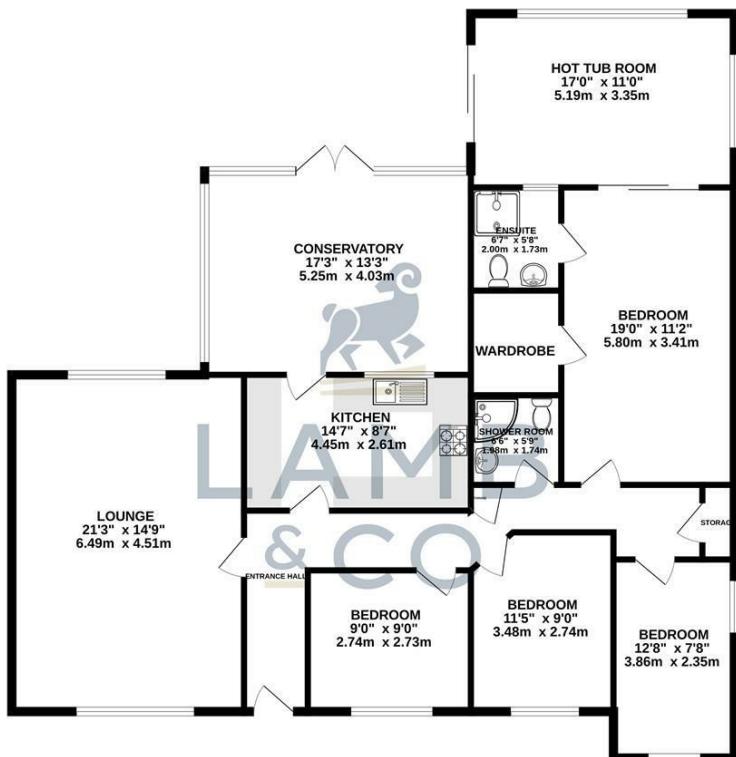


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			82
(69-80) C			67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA : 1616 sq.ft. (150.2 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 misdescription. The floorplan is for identification purposes only and is not intended and should not be relied upon for 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.

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.