LAMB & CO

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Inspired by property, driven by passion.









JAYWICK LANE, CLACTON-ON-SEA, CO16 8BB

PRICE £575,000

** Annexe** An excellent opportunity to purchase a spacious four-bedroom detached house in Clacton-on-Sea, offering versatile family accommodation together with the added benefit of a one-bedroom annexe to the rear. The main house provides generous living space, with four well-proportioned bedrooms, making it ideal for families or those requiring additional rooms for guests, working from home or hobbies. To the rear of the property is a self-contained one-bedroom annexe, providing flexible accommodation for an elderly relative, adult child, guest accommodation or potential rental use, subject to any necessary permissions.

- Four Bedrooms & One Bedroom Annexe
- Garage & Off Road Parking
- Well Presented
- Generous Plot
- West Facing Garden
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM TWO

12'6" 12'5" (3.81m 3.78m)



SHOWER ROOM

8'6" 5'7" (2.59m 1.70m)

KITCHEN

19'00" 11'8" (5.79m 3.56m)

LOUNGE

27'5" 12'00" (8.36m 3.66m)

DINING ROOM

15'5" 7'9" (4.70m 2.36m)

SITTING ROOM

16'00" 8'7" (4.88m 2.62m)

BEDROOM FOUR

9'6" 9'00" (2.90m 2.74m)



BEDROOM ONE

15'6" 12'9" (4.72m 3.89m)



BEDROOM THREE

12'00" 10'00" (3.66m 3.05m)



BATHROOM

8'5" 7'7" (2.57m 2.31m)



ANNEXE



KITCHEN

12'00" 7'00" (3.66m 2.13m)



LOUNGE

15'3" 9'00" (4.65m 2.74m)

BEDROOM

15'6" 8'00" (4.72m 2.44m)



BATHROOM

7'5" 6'00" (2.26m 1.83m)



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.

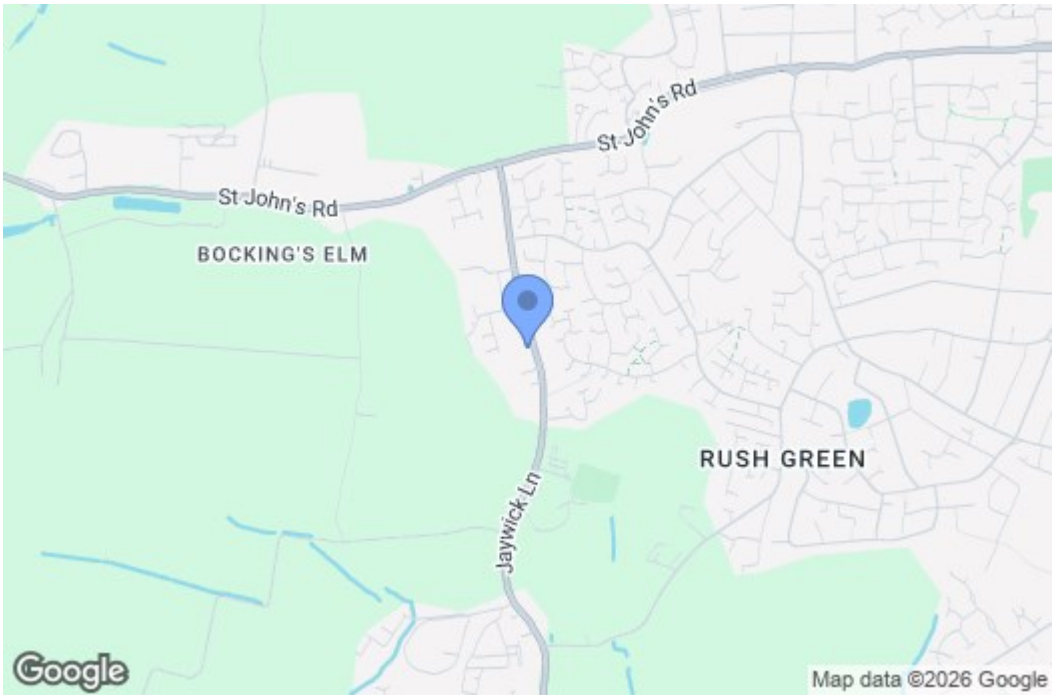
AML

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.

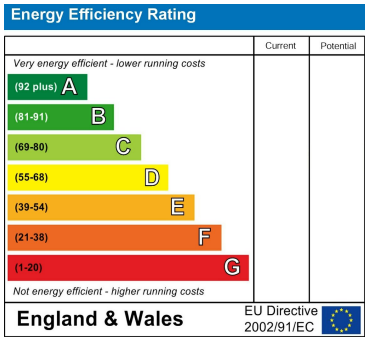
Material Information

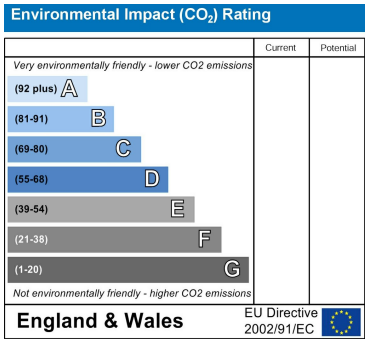
Council Tax Band: C
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: West
Non-Standard Features to note: No

Map

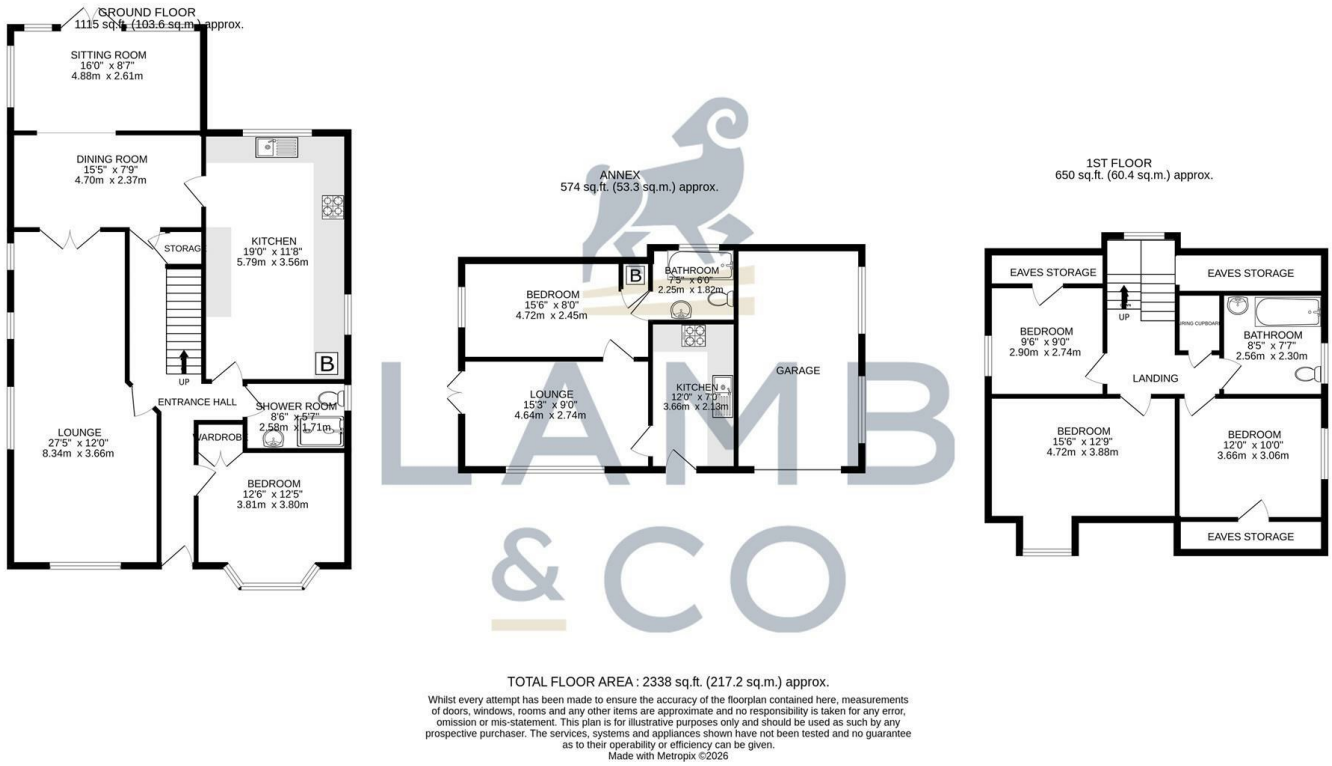


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 2338 sq.ft. (217.2 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 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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