



LAMB & CO

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Inspired by property, driven by passion.



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

GUIDE PRICE £340,000

Guid Price £340,000 - £350,000. This attractive three-bedroom detached house in Clacton offers spacious and comfortable living, perfect for families or those seeking a standalone home. With its well-designed layout and convenient location, this property provides both style and practicality.

- Three Bedrooms
- Downstairs W.C
- Garage & Off Road Parking
- Conservatory
- Lounge/Diner
- No Onward Chain
- EPC - D

ENTRANCE HALL

KITCHEN

15'00" 11'7" (4.57m 3.53m)



W.C

8'5" 3'8" (2.57m 1.12m)

LOUNGE/DINER

26'8" 14'5" (8.13m 4.39m)



CONSERVATORY

12'4" 11'9" (3.76m 3.58m)



BEDROOM THREE

14'4" 8'6" (4.37m 2.59m)



BEDROOM TWO

12'10" 11'00" (3.91m 3.35m)



BEDROOM ONE

15'9" 11'1" (4.80m 3.38m)



BATHROOM

12'00" 10'5" (3.66m 3.18m)



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.

Additional Info

Council Tax Band: D

Heating: Gas

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast

Mobile Coverage: EE, O2 - Likely, Three, Vodafone - Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

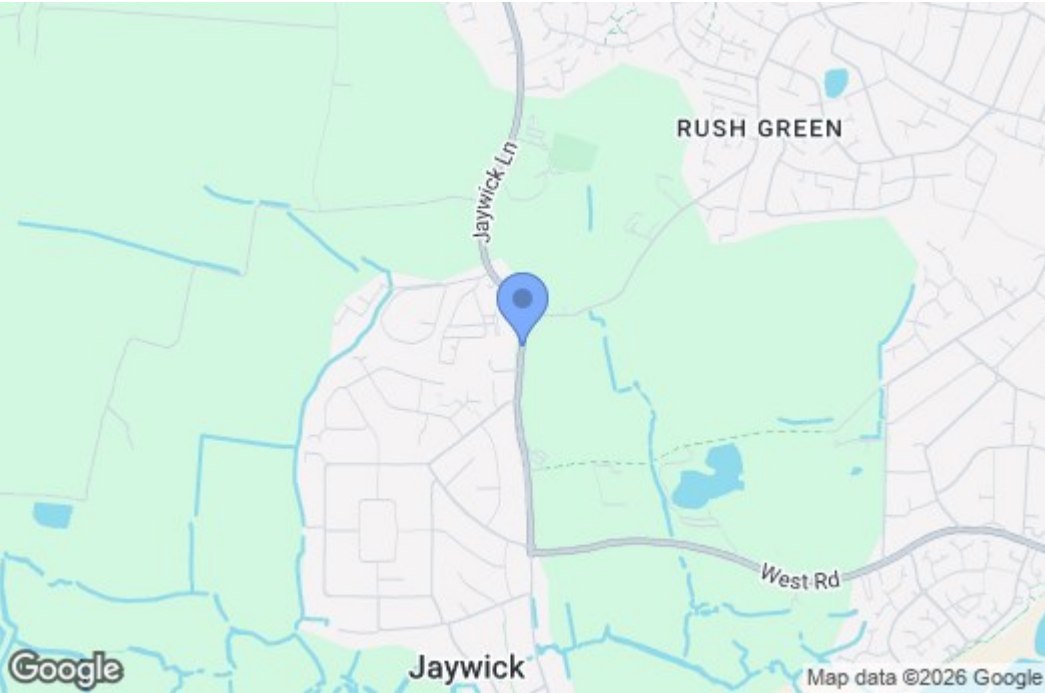
Flood Risk: Low

Additional Charges: No

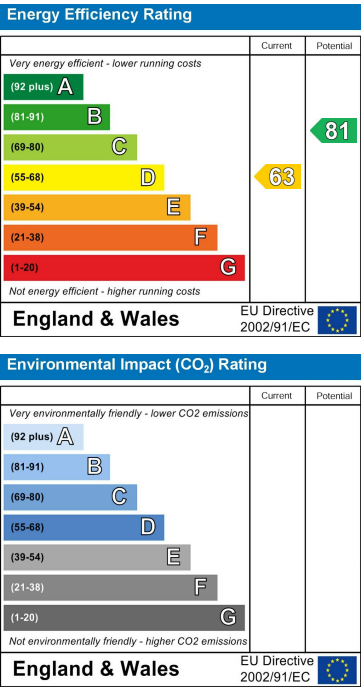
Seller's Position: No Onward Chain

Garden Facing: West

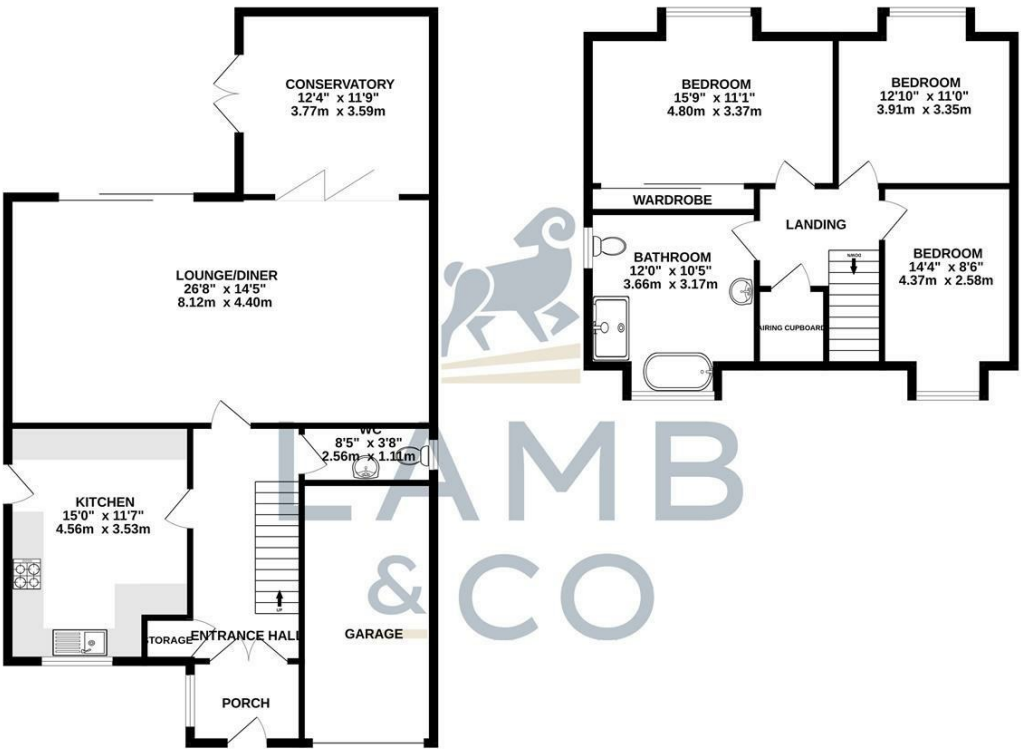
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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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