



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



155 ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8DD

PRICE £325,000

This delightful home blends timeless character with comfortable living. Boasting cosy character features throughout, the property offers a separate dining room, a bright conservatory perfect for relaxing, and driveway parking for multiple vehicles. Outside, enjoy a beautifully maintained south-facing garden complete with a swimming pool—ideal for summer days. A truly unique and inviting home.

- Three Bedrooms
- Dining Room
- Character Features
- Conservatory
- Driveway Parking
- EPC D



Sales | Lettings | Commercial | Land & New Homes  
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## PORCH



## LOUNGE

12'0 x 10'6 (3.66m x 3.20m)



## DINING HALL

11'6 x 6'2 (3.51m x 1.88m)



## KITCHEN

15'0 x 7'4 (4.57m x 2.24m)



## CONSERVATORY

12'4 x 8'3 (3.76m x 2.51m)



## BATHROOM

12'0 x 5'4 (3.66m x 1.63m)



## BEDROOM THREE

11'0 x 8'9 (3.35m x 2.67m)



## GROUND FLOOR BEDROOM

15'7 x 9'0 (4.75m x 2.74m)



## REAR GARDEN



## BEDROOM TWO

11'6 x 11'0 (3.51m x 3.35m)



## REAR ASPECT



## DRIVEWAY



## AERIAL VIEW



## Material Information

Council Tax Band: C

Heating: gas central

Services: mains

Broadband: Ultrafast

Mobile Coverage: O2 & Vodafone = good; EE & Three = likely

Construction: thatched roof, double glazing, brick

Restrictions: none

Rights & Easements: none

Flood Risk: very low

Additional Charges: none

Seller's Position: can break chain

Garden Facing: South

## Agents Note Sales

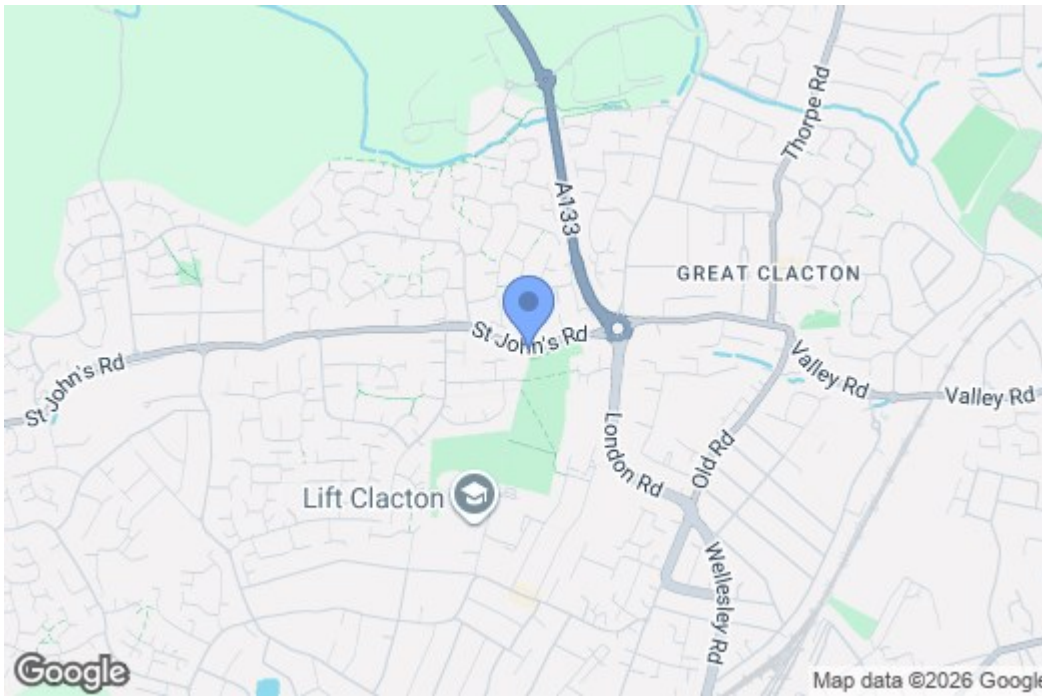
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

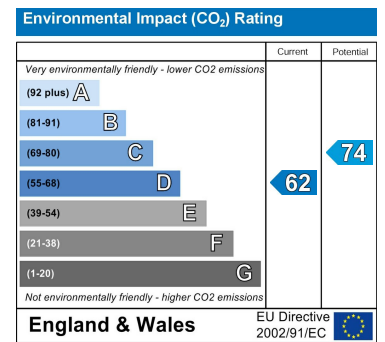
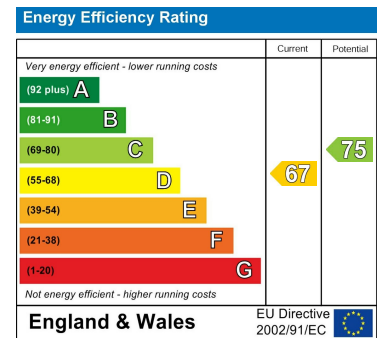
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

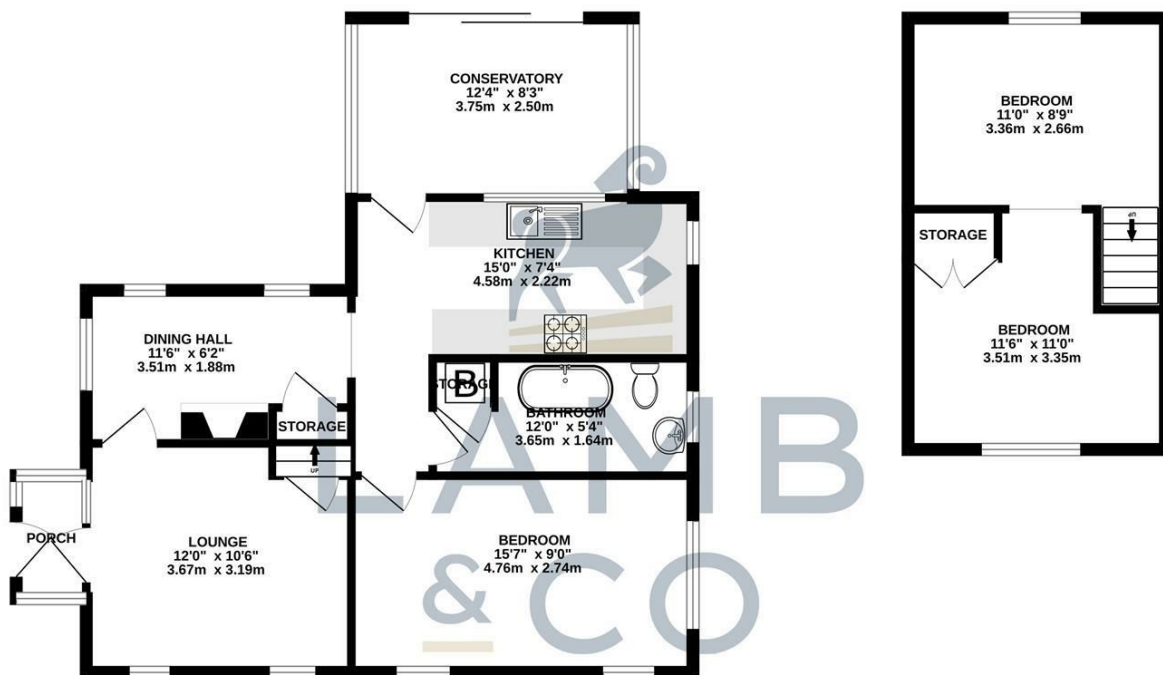
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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.  
Made with Metropix ©2025

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.