



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 - TBC

## 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

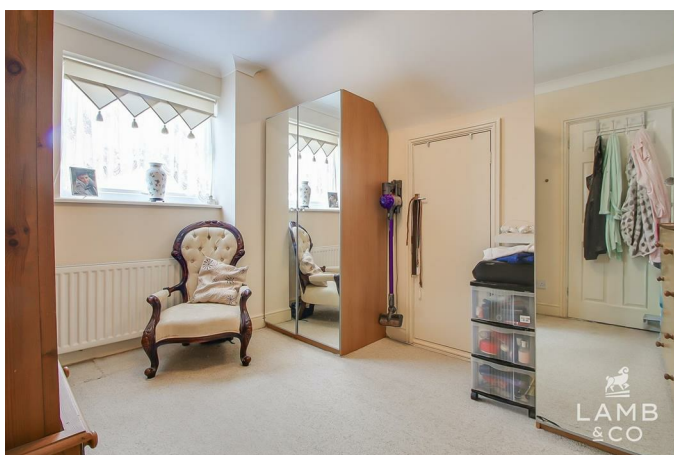
15'5" 7'9" (4.70m 2.36m )

### 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 )



## LOUNGE

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

## BEDROOM

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



## ANNEXE



## BATHROOM

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



## KITCHEN

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



## 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

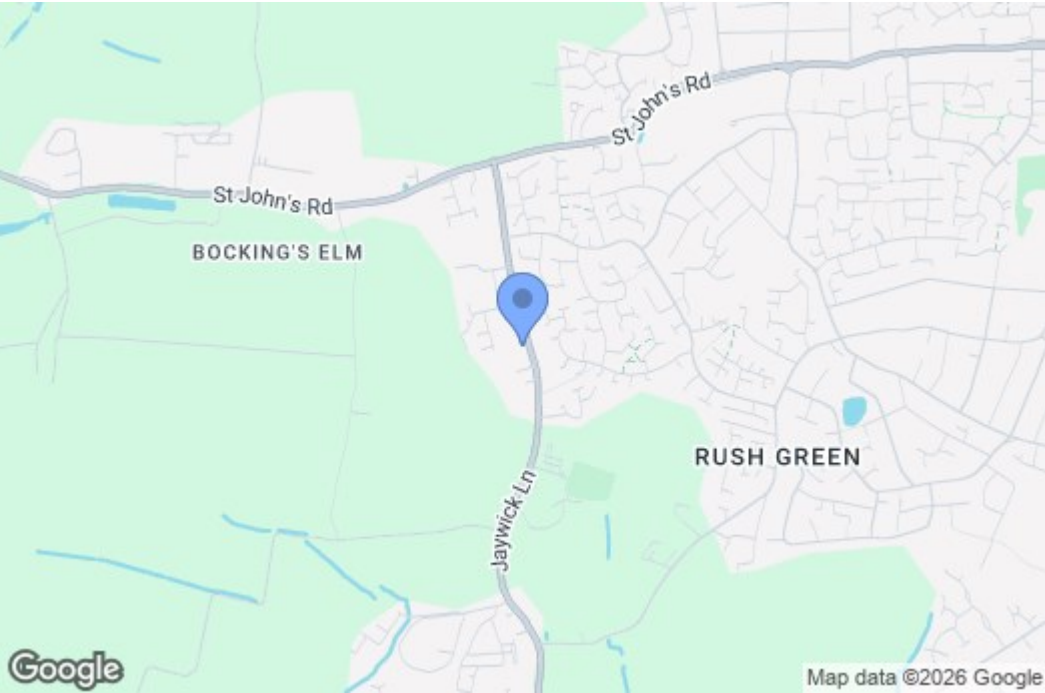
Additional Charges: No

Seller's Position: Needs To Find

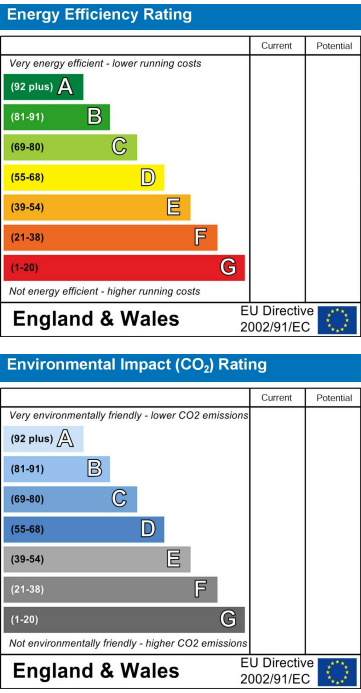
Garden Facing: West

Non-Standard Features to note: No

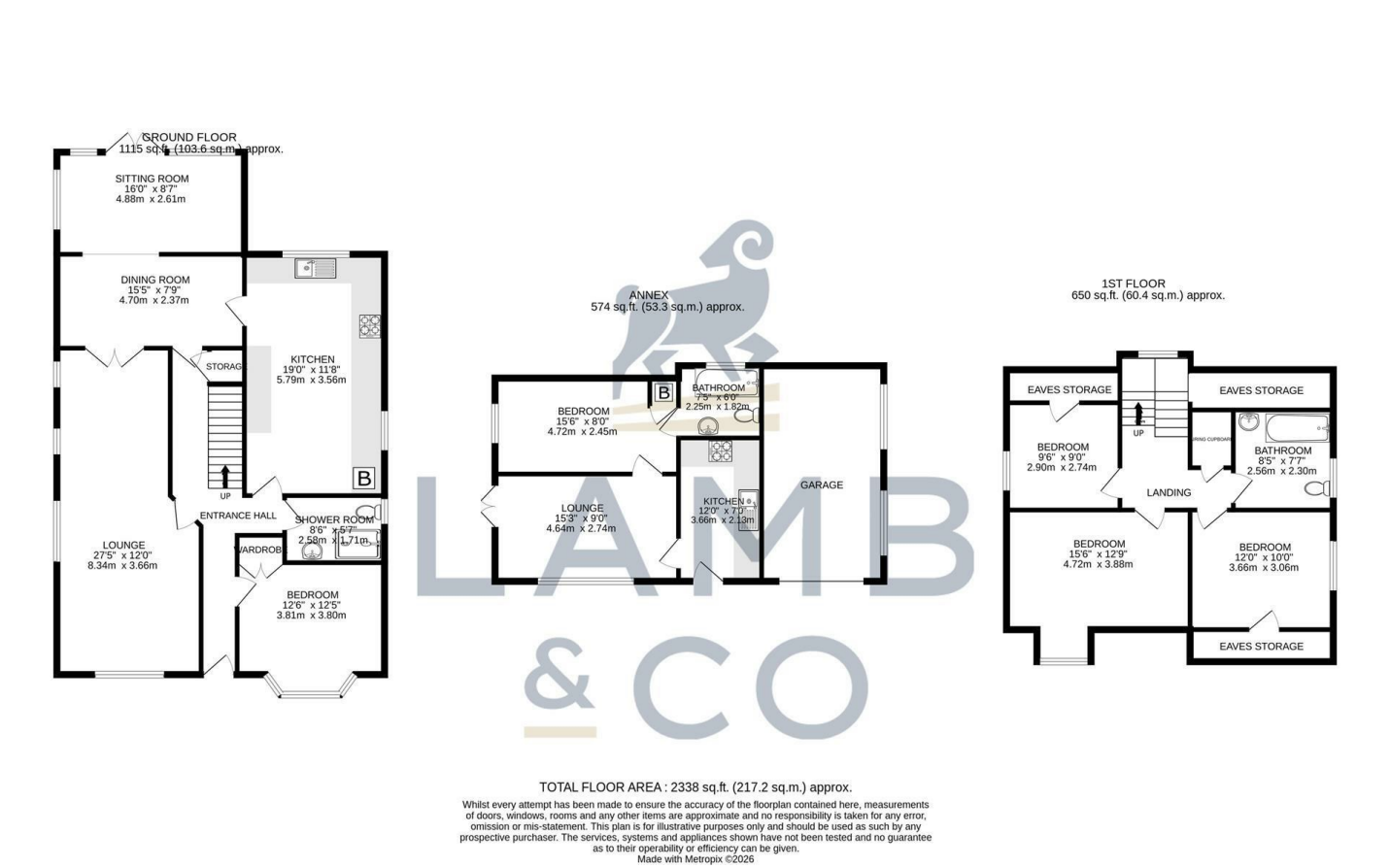
Map



EPC Graphs



Floorplan



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.