LAMB & CO

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Inspired by property, driven by passion.









## JAYWICK LANE, CLACTON-ON-SEA, CO16 8BG

### PRICE £275,000

A beautifully presented two-bedroom semi-detached bungalow, ideally situated in Clacton-on-Sea. The property is well maintained throughout and offers comfortable, well-proportioned accommodation, making it an ideal home for those looking to enjoy convenient single-storey living. Externally, the property benefits from a large rear garden, providing plenty of outdoor space for relaxing, entertaining and gardening.

- Two Bedrooms
- Well Presented
- No Onward Chain
- Kitchen/Diner
- 100 Ft + Garden
- EPC - TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## LOUNGE

14'00" 13'00" (4.27m 3.96m )



## BEDROOM ONE

13'00" 11'00" (3.96m 3.35m )



## BEDROOM TWO

11'00" 10'7" (3.35m 3.23m )



## BATHROOM

6'7" 6'5" (2.01m 1.96m )

## KITCHEN/DINING ROOM

24'00" 11'8" (7.32m 3.56m )



## 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.

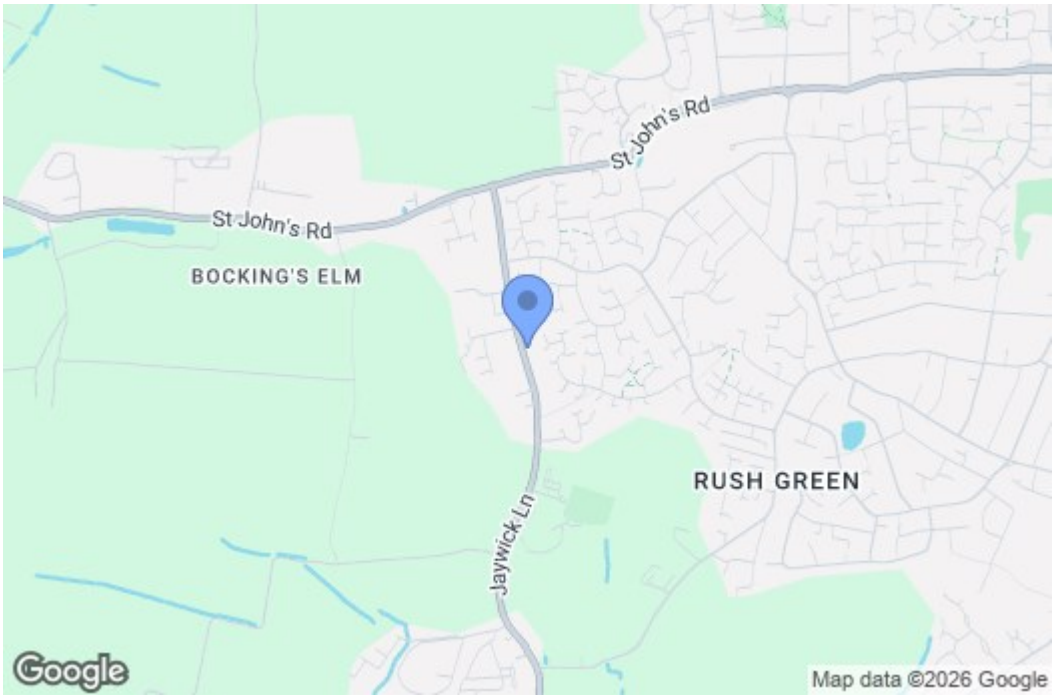
## AML

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.

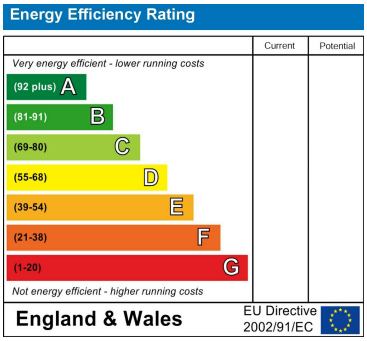
## Material Information

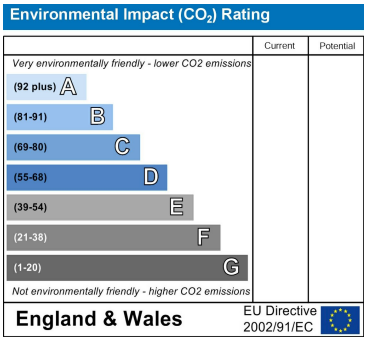
Council Tax Band: B
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No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

## Map

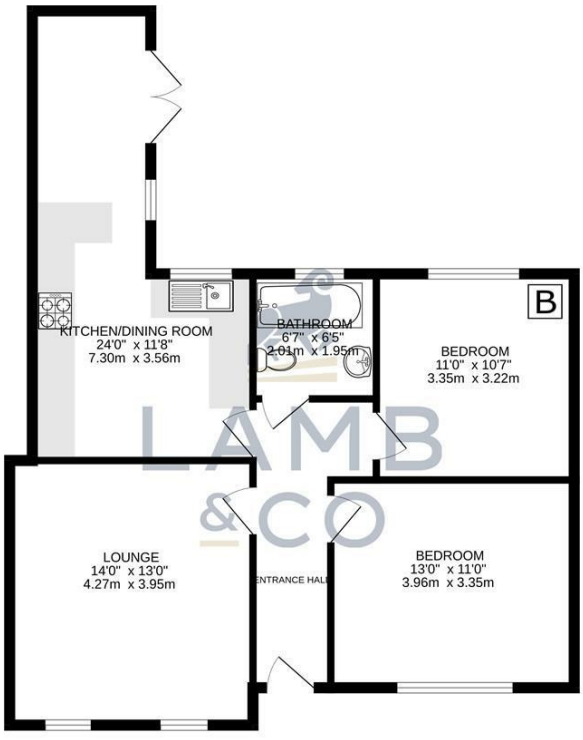



## EPC Graphs




## Floorplan




TOTAL FLOOR AREA : 766 sq.ft. (71.2 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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