



LAMB & CO

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Inspired by property, driven by passion.



**ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8DX**

**PRICE £265,000**

Located in a popular residential area of Clacton, this well-presented 3-bedroom semi-detached property offers comfortable family living with added space and versatility. The home features a bright and airy lounge, modern kitchen, and a spacious conservatory overlooking the private rear garden – perfect for relaxing or entertaining. With two double bedrooms, a single bedroom and easy access to local amenities, schools, and the seafront, this property is ideal for families, first-time buyers, or investors.

- Three Bedrooms
- Well Presented
- Conservatory
- Close to Local Amenities
- South Facing Garden
- EPC C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### KITCHEN

12'6" x 11'8" (3.81m x 3.56m )



### LOUNGE

18'6" x 10'5" (5.64m x 3.18m )



### CONSERVATORY

11'2" x 9'6" (3.40m x 2.90m )



### LANDING



## BEDROOM THREE

10'0" x 7'0" (3.05m x 2.13m )



## BATHROOM

6'5" x 5'5" (1.96m x 1.65m )



## BEDROOM TWO

11'0" x 8'3" (3.35m x 2.51m )



## OUTSIDE FRONT



## BEDROOM ONE

11'7" x 10'7" (3.53m x 3.23m )



## 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.

## 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.

## Material Information

Council Tax Band: B

Heating: Gas

Services: Mains water and electric

Broadband: Ultrafast

Mobile Coverage: Three, O2, Vodafone and EE

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

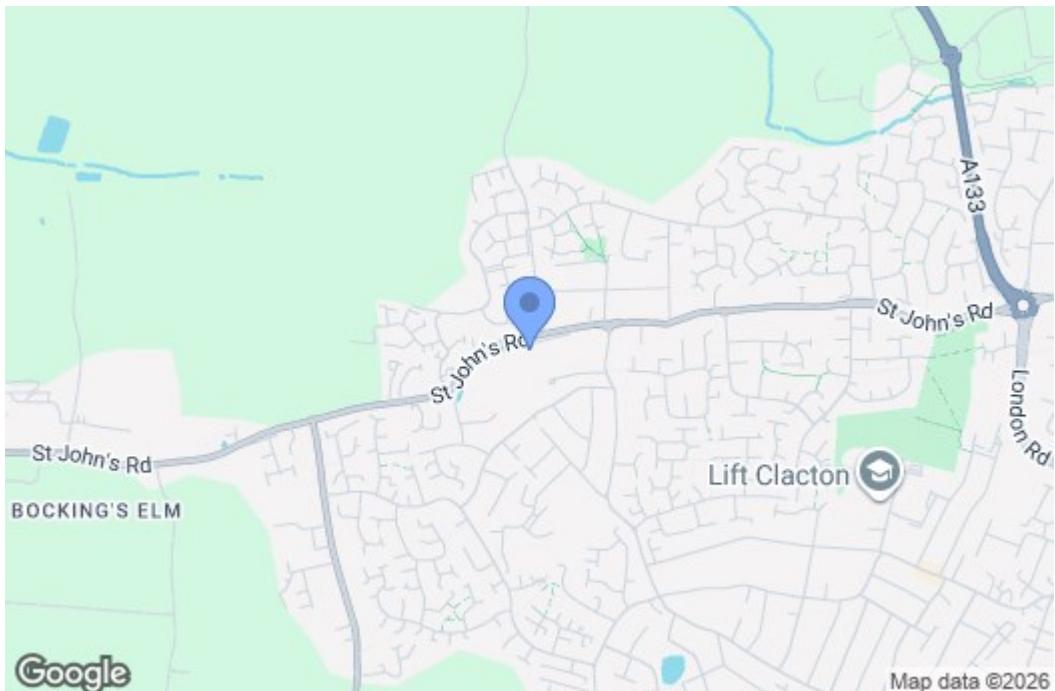
Flood Risk: Surface water: Very low - Rivers and sea: Very low

Additional Charges: N/A

Seller's Position: Need to find

Garden Facing: South

## Map

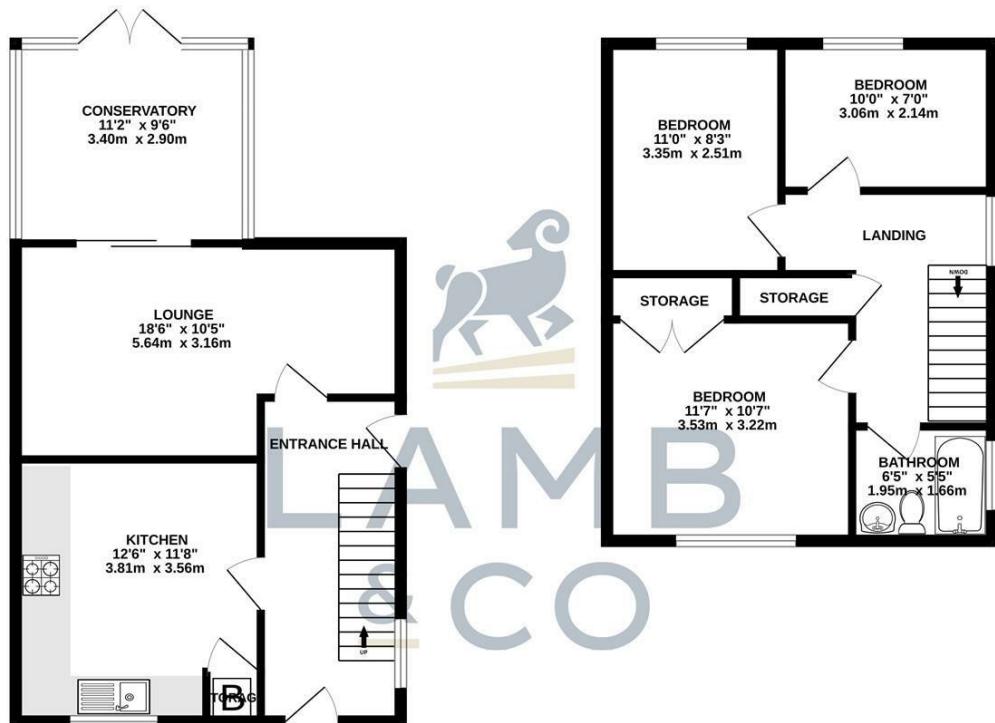


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the property details, 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 current or future efficiency can be given.  
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