



LAMB & CO

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



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

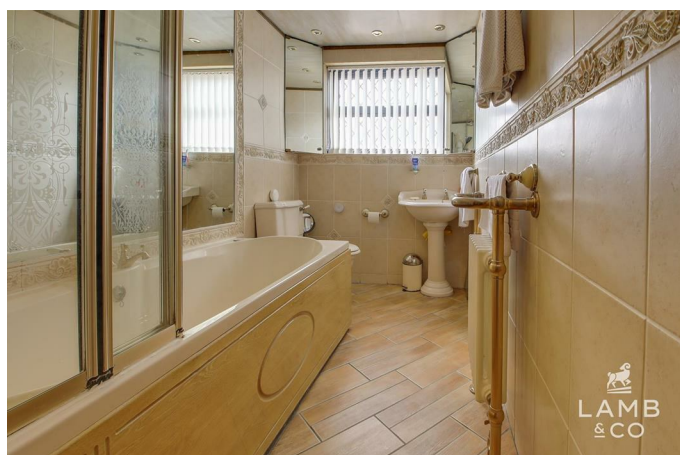
12'4 x 8'3 (3.76m x 2.51m)





## 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

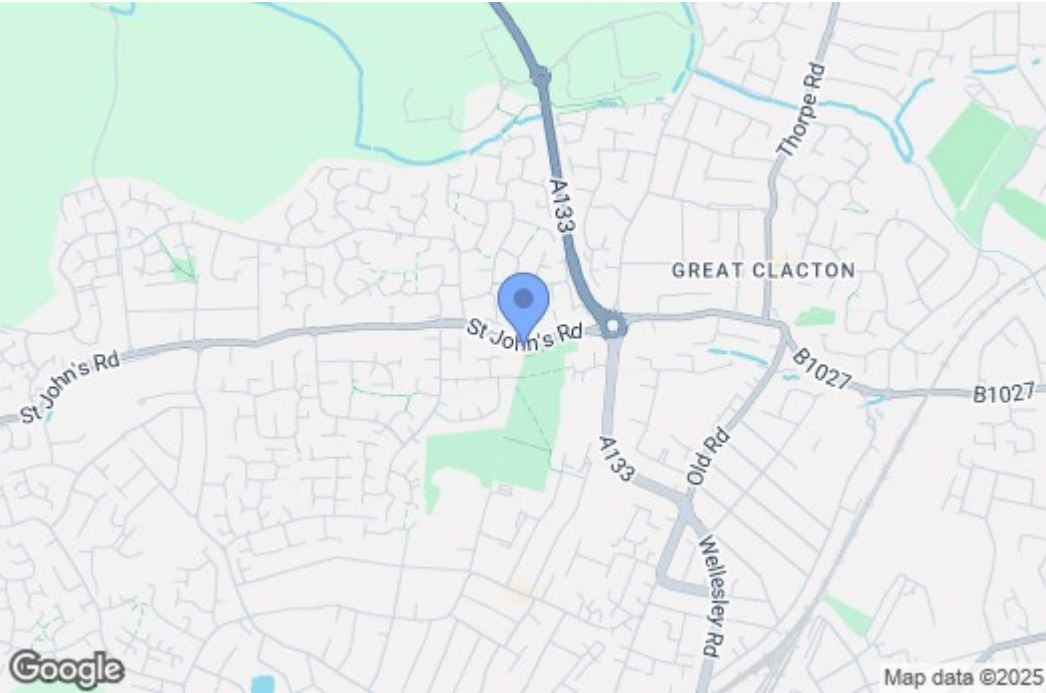
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

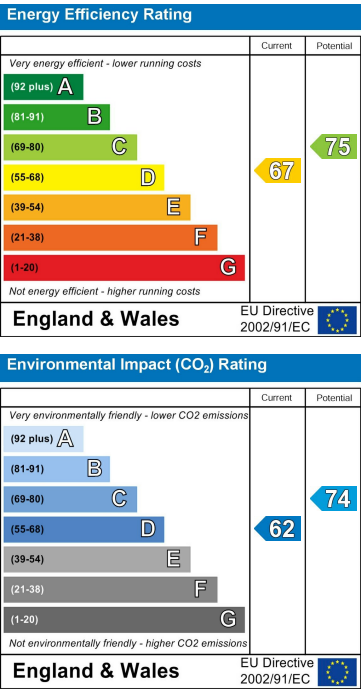
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



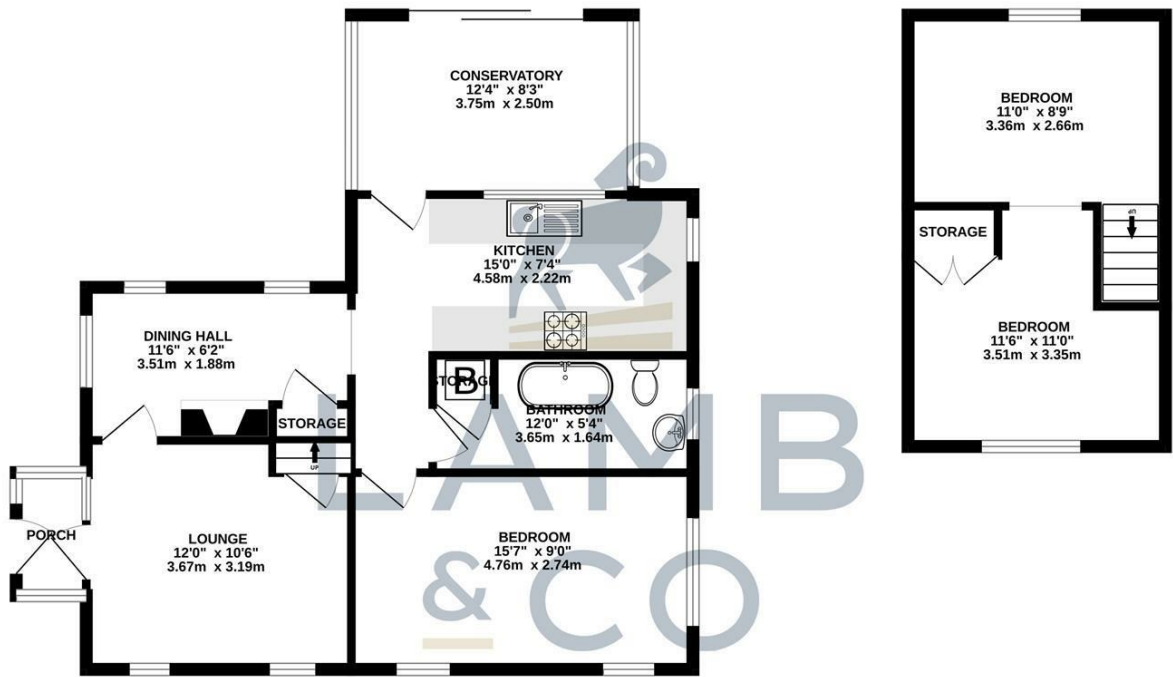
Map



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.  
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