



LAMB & CO

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TALBOT AVENUE, CLACTON-ON-SEA, CO15 2JQ

PRICE £115,000

** Cash buyers only ** Located in the Brooklands area of Jaywick, this four bedroom timber-framed bungalow being sold with no onward chain, achieving an approximate yield of 12.5%.

- Four Bedrooms
- Chain Free
- Cash Buyers Only
- Approx 12.5% Yield
- Air Source Heating
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

LOUNGE/DINER

22'10" x 12'2" (6.96m x 3.71m)



BEDROOM ONE

12'6" x 9'9" (3.81m x 2.97m)



DRESSING ROOM

9'9" x 6'6" (2.97m x 1.98m)

KITCHEN

15'10" x 7'7" (4.83m x 2.31m)



SHOWER ROOM

8'3" x 4'5" (2.51m x 1.35m)



BEDROOM THREE

9'5" x 8'0" (2.87m x 2.44m)



BEDROOM FOUR

8'4" x 8'0" (2.54m x 2.44m)



BEDROOM TWO

9'6" x 8'0" (2.90m x 2.44m)



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: A

Heating: Air source heat pump

Services: Mains electric and water

Broadband: Ultrafast

Mobile Coverage: O2, Vodafone, Three & EE

Construction: Timber framed

Restrictions: N/A

Rights & Easements: N/A

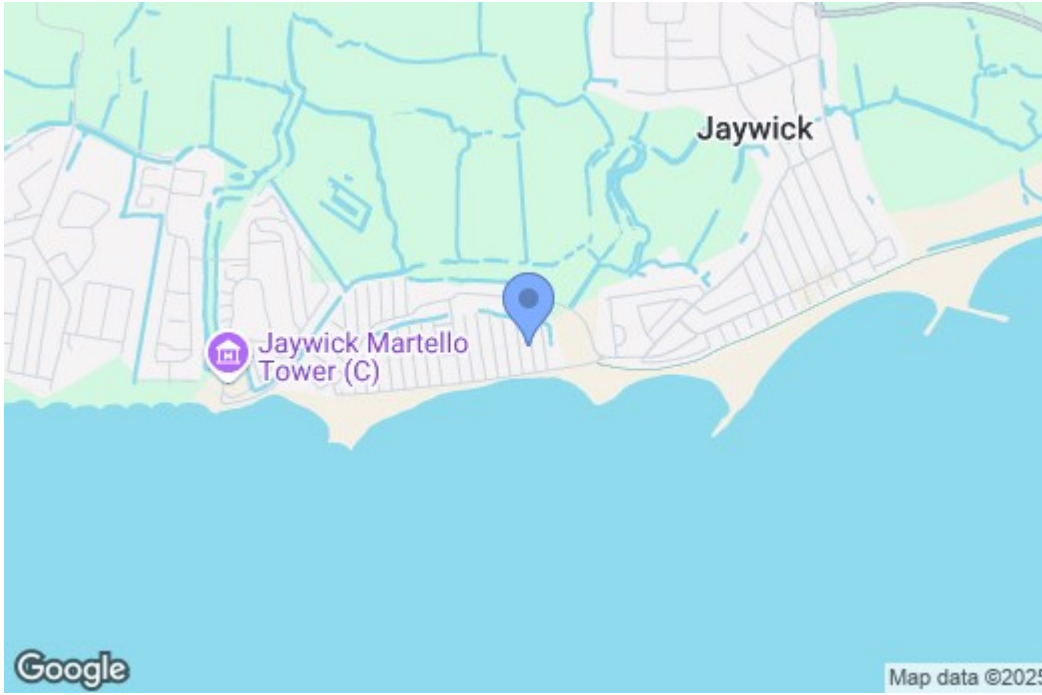
Flood Risk: Rivers & sea: Medium - Surface water: Very low

Additional Charges: N/A

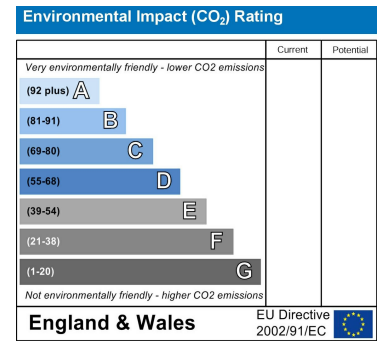
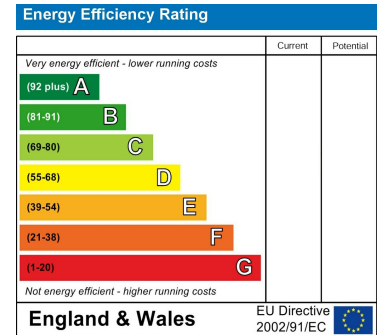
Seller's Position: No onward chain
Garden Facing: West



Map

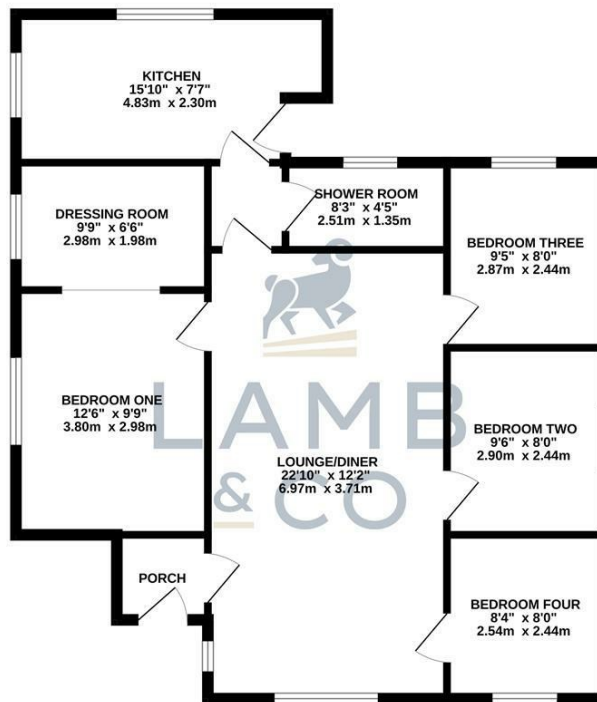


EPC Graphs



Floorplan

GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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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