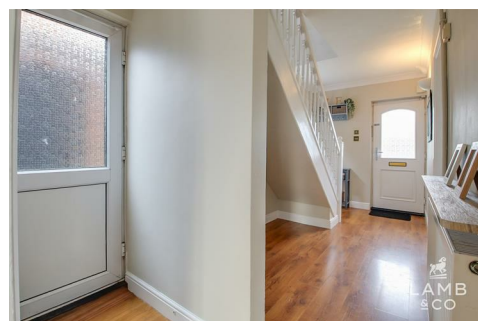




LAMB & CO

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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.

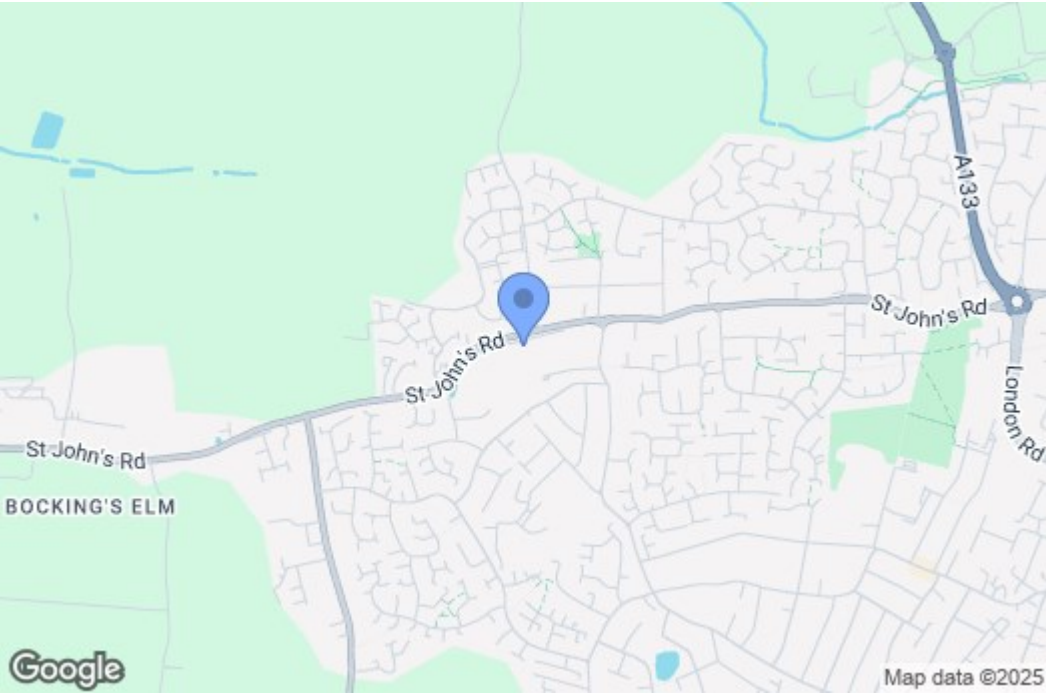
### Material Information



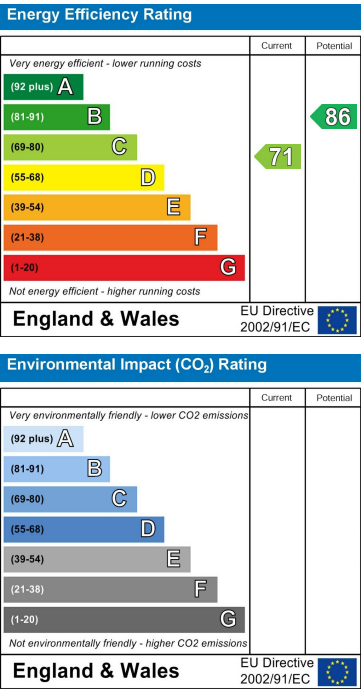
Council Tax Band: B  
Heating: Gas  
Services: Mains water and electric  
Broadband: Ultrafast  
Mobile Coverage: Three, O2, Vodafone and EE  
Construction: Conventional  
Restrictions: N/A  
Rights & Easements: N/A  
Flood Risk: Surface water: Very low - Rivers and  
sea: Very low  
Additional Charges: N/A  
Seller's Position: Need to find  
Garden Facing: South



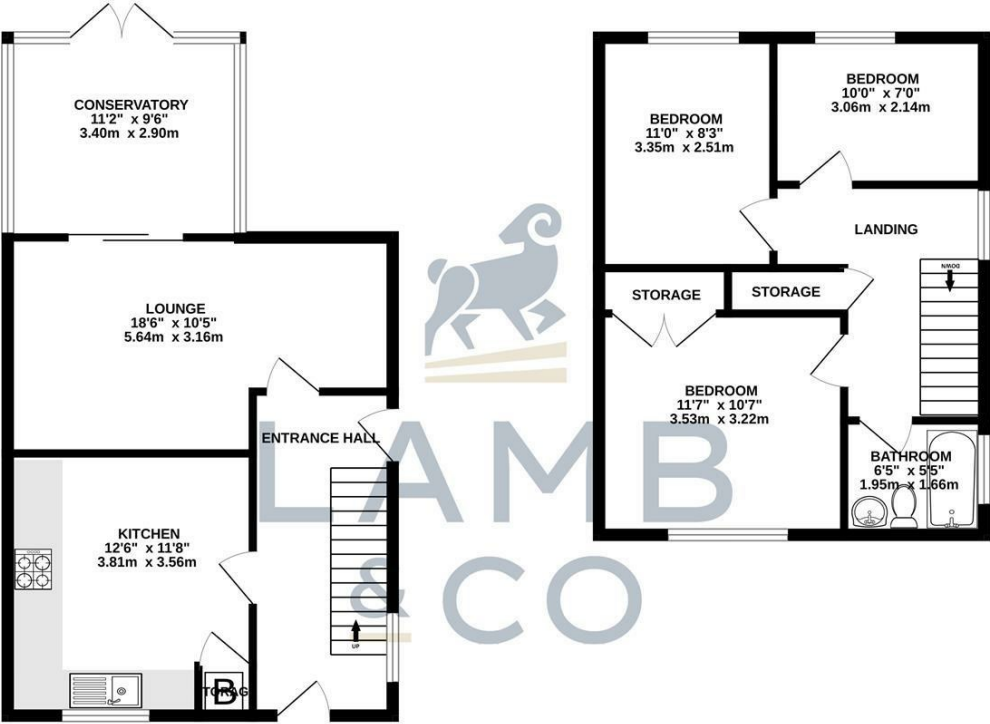
Map



EPC Graphs



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.