



LAMB & CO

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JUBILEE AVENUE, CLACTON-ON-SEA, CO16 9QT PRICE £225,000

A well-maintained two-bedroom semi-detached bungalow situated in the sought-after coastal town of Clacton-on-Sea. This charming home offers comfortable single-level living, featuring a bright and welcoming lounge, a fitted kitchen, and two well-proportioned bedrooms. The property benefits from a sunny south-facing rear garden, perfect for relaxing or entertaining, along with a garage and off-road parking for added convenience. Ideally located close to local amenities, transport links, and the seafront, this bungalow is well suited to downsizers, first-time buyers, or those seeking a peaceful coastal lifestyle.

- Two Bedrooms
- No Onward Chain
- South Facing Garden
- Electric Heating
- Garage & Off Road Parking
- EPC - E



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

15'00" 13'00" (4.57m 3.96m)



KITCHEN

10'3" 8'00" (3.12m 2.44m)



BATHROOM

10'3" 5'6" (3.12m 1.68m)



BEDROOM ONE

14'6" 11'3" (4.42m 3.43m)



BEDROOM TWO

11'00" 10'4" (3.35m 3.15m)



OUTSIDE



Council Tax Band: C
Heating: Electric
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Low
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: South

OUTSIDE REAR



Agents Note Sales

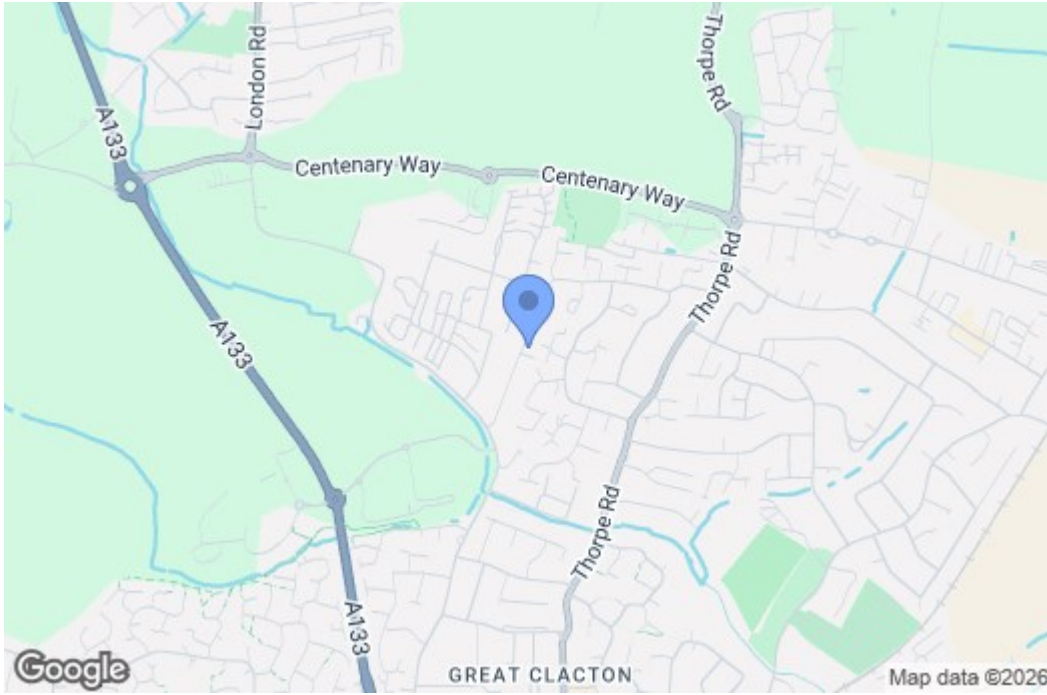
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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

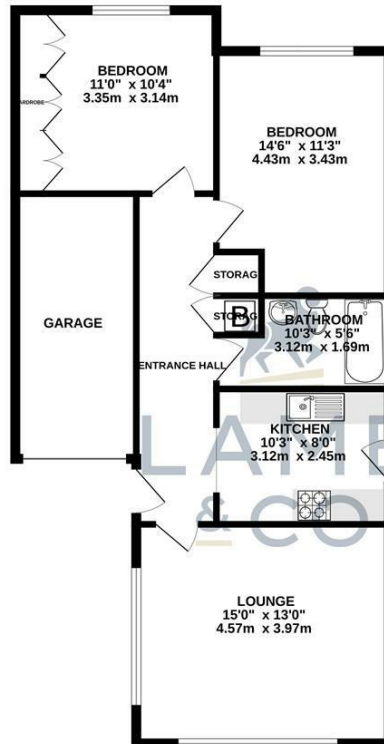
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 707 sq ft (65.7 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 is given as to their operability or efficiency can be given.
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