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## JAYWICK LANE, CLACTON-ON-SEA, CO15 2DR OFFERS IN EXCESS OF £250,000

This two-bedroom detached bungalow in Clacton-on-Sea is available for sale with no onward chain, offering a hassle-free purchase. The property features two spacious bedrooms, making it ideal for a small family, retirees, or downsizers. The detached layout ensures privacy, and the single-level living is perfect for those seeking convenience.

- Two Bedrooms
- Shower Room
- No Onward Chain
- Low Maintenance Rear Garden
- Garage & Off Road Parking
- EPC - TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

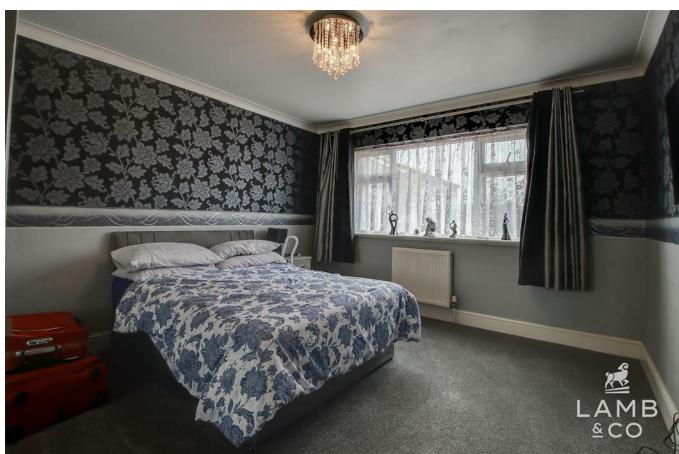
### LOUNGE

16'9" 12'00" (5.11m 3.66m)



### BEDROOM ONE

14'00" 12'00" (4.27m 3.66m)



### BEDROOM TWO

14'00" 12'00" (4.27m 3.66m)



### SHOWER ROOM

7'00" 5'7" (2.13m 1.70m)



### KITCHEN/DINING ROOM

14'00" 11'10" (4.27m 3.61m)



## OUTSIDE



Council Tax Band: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: O2 - Likely. EE, Three, Vodafone - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: No onward Chain

Garden Facing: West

## OUTSIDE REAR



## Agents Note Sales

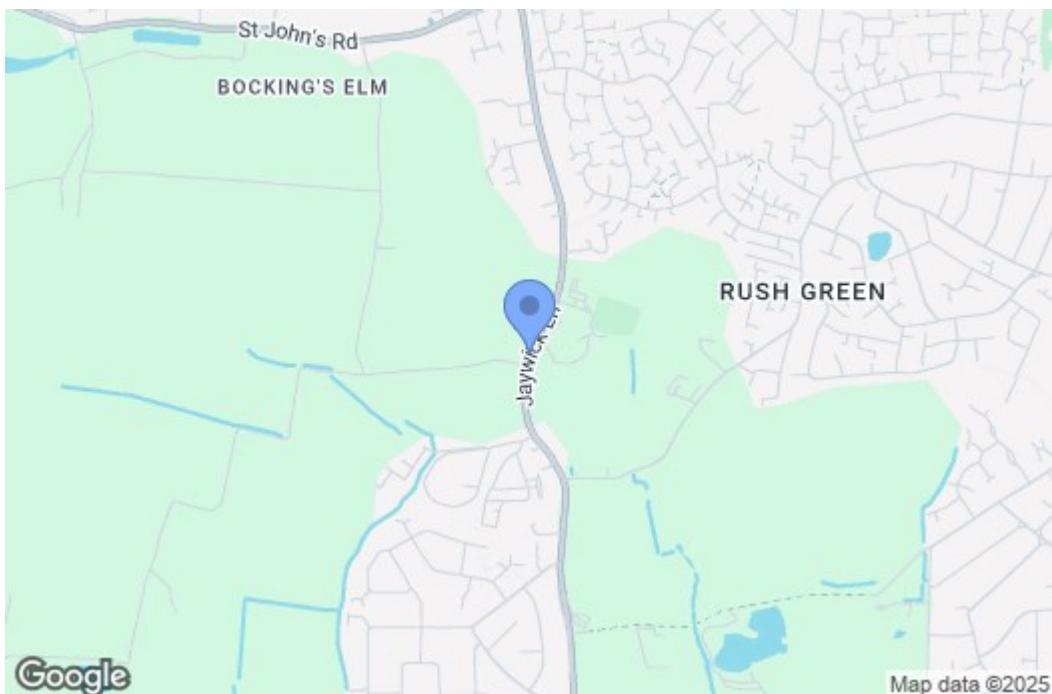
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## 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.

## Additional Info

## Map

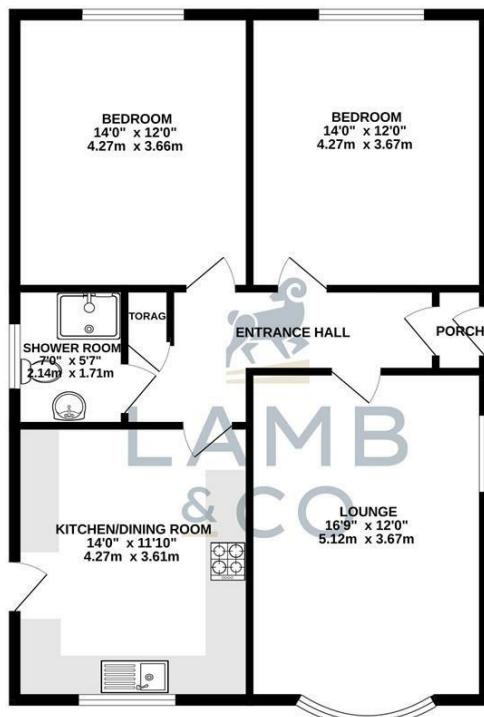


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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: 847 sq ft. (78.7 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made and Managed 2024

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.