



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## JACKSON ROAD, CLACTON-ON-SEA, CO15 1JP

OIEO £260,000

Conveniently located within walking distance to the sea front, local amenities and shops, the property has everything you need on your doorstep. This well presented family home boasts a 13'2" x 10'6" family bathroom, separate WC and a utility room. Additionally, the property offers off-road parking and generous garden.

- Three Bedrooms
- Off Road Parking
- Good Sized Garden
- Lounge/Diner
- 13'2" x 10'6" Bathroom
- EPC - D

## ENTRANCE HALL

## LOUNGE

21'7" 12'10" (6.58m 3.91m)



## KITCHEN/DINER

22'4" 10'3" (6.81m 3.12m)

## UTILITY ROOM

5'10" 4'6" (1.78m 1.37m)

## BATHROOM

13'2" 10'6" (4.01m 3.20m)



## BEDROOM ONE

13'5" 11'2" (4.09m 3.40m)



## BEDROOM THREE

13'4" 9'9" (4.06m 2.97m)



## BEDROOM TWO

14'2" 9'4" (4.32m 2.84m)



## OUTSIDE



Vodafone - Likely  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges:  
Seller's Position: Needs To Find  
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.

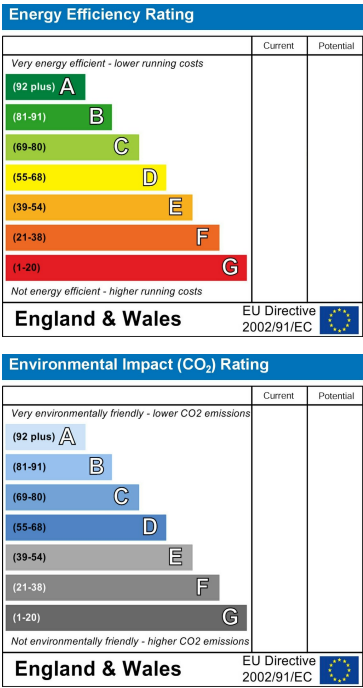
## Additional Info

Council Tax Band: D  
Heating: Gas  
Services: Mains  
Broadband: Ultrafast  
Mobile Coverage: EE, Three, O2 - Limited.

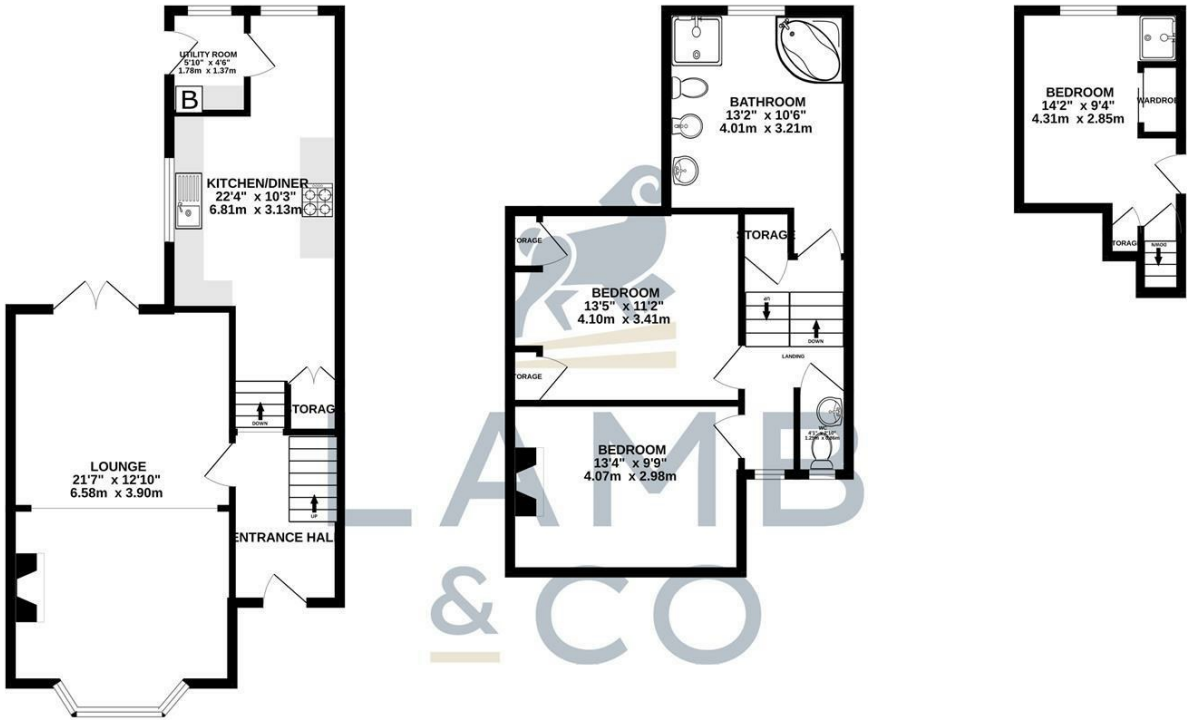
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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.  
Made with Metropix ©2023

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.