



LAMB & CO

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Inspired by property, driven by passion.



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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
- Lounge/Diner
- Off Road Parking
- 13'2" x 10'6" Bathroom
- Good Sized Garden
- 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)



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BEDROOM THREE

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



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BEDROOM TWO

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



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OUTSIDE



Vodaphone - 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.

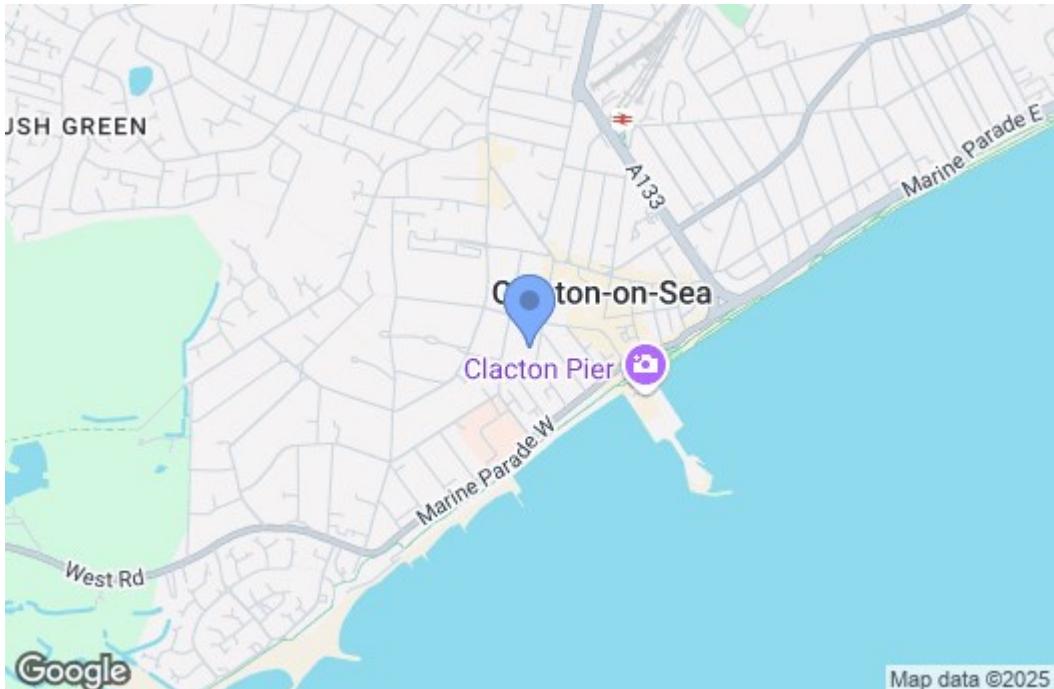
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ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

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

Map

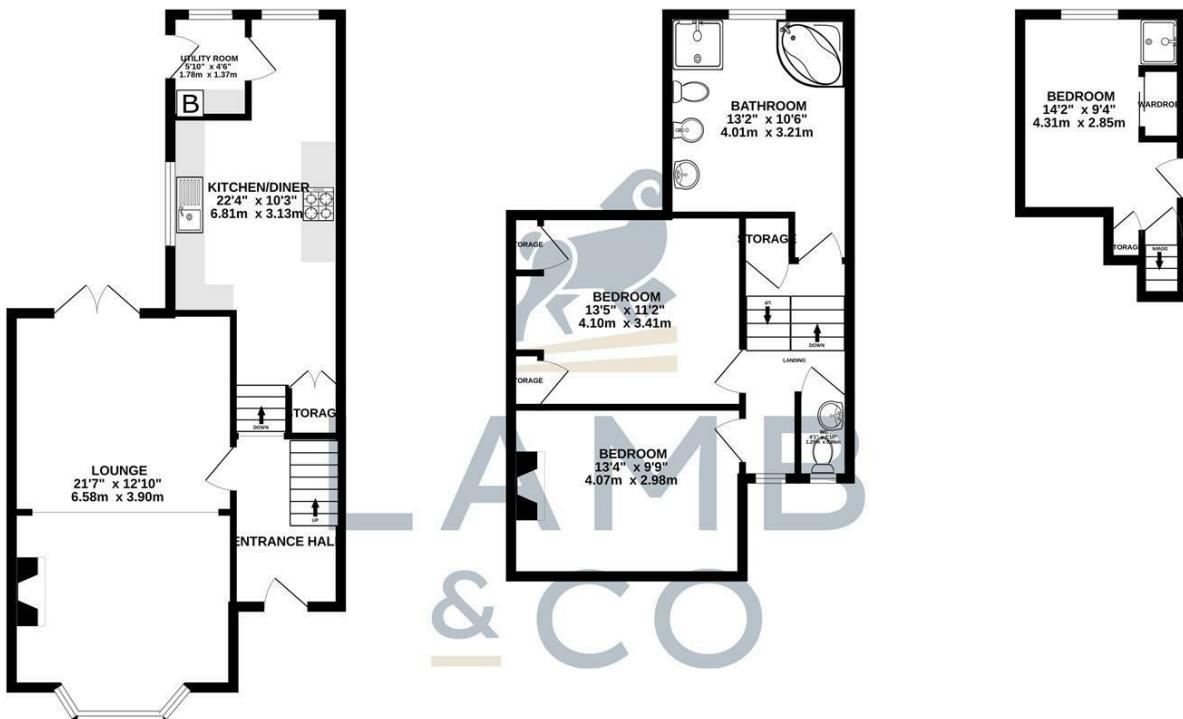


EPC Graphs

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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