

## ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8DB OFFERS IN EXCESS OF £240,000

A rare opportunity to purchase a well-positioned three-bedroom detached bungalow in Clacton-on-Sea, offered with no onward chain, making for a smooth and swift transaction. The property features a welcoming lounge, kitchen, three comfortable bedrooms, and a functional bathroom. Externally, there's a rear garden providing private outdoor space, along with off-road parking. Competitively priced to reflect the current market, this bungalow is ideal for downsizers, retirees, or anyone seeking single-level living with potential to personalise. Viewing highly recommended.

- Three Bedrooms
- No Onward Chain
- Off Road Parking
- Generous Garden
- Dressing Room
- EPC - C

## ENTRANCE HALL

## LOUNGE

17'00" 11'00" (5.18m 3.35m)



## BEDROOM THREE

10'00" 10'00" (3.05m 3.05m)



## KITCHEN

16'3" 10'00" (4.95m 3.05m)



## BEDROOM ONE

13'5" 10'5" (4.09m 3.18m)



## SHOWER ROOM

8'9" 6'7" (2.67m 2.01m)

## W.C

6'8" 3'00" (2.03m 0.91m)

## DRESSING ROOM

14'00" 7'5" (4.27m 2.26m)

## BEDROOM TWO

12'4" 10'00" (3.76m 3.05m)



## OUTSIDE



## 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

Council Tax Band: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

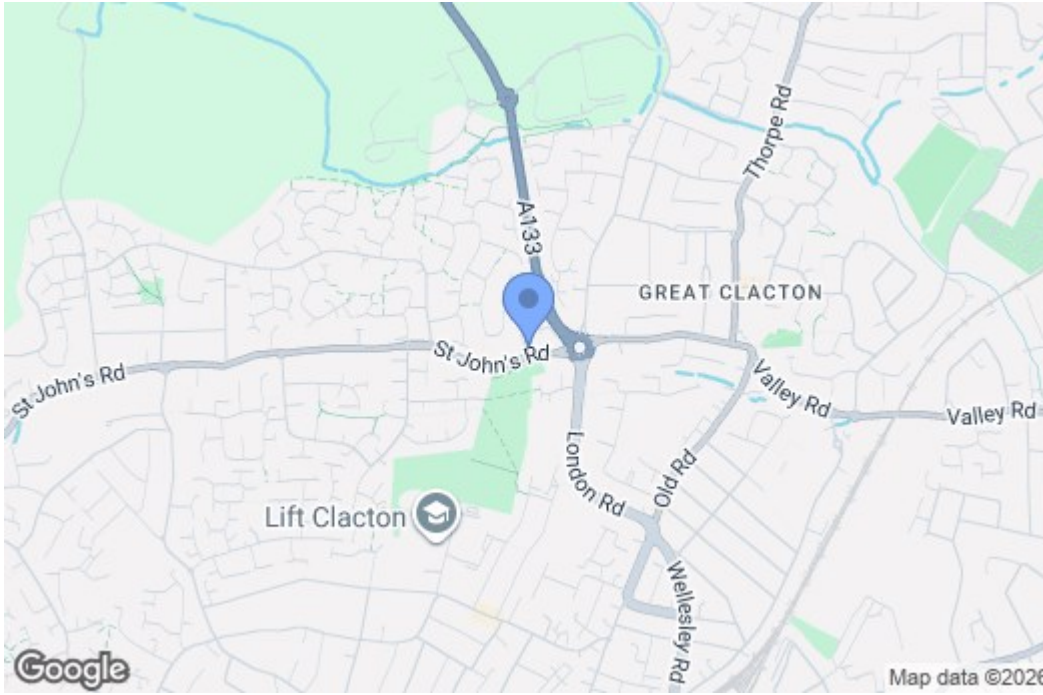
Flood Risk: Low

Additional Charges: No

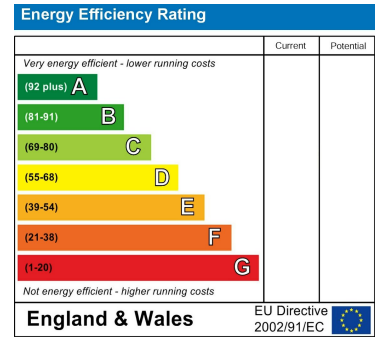
Seller's Position: No Onward Chain

Garden Facing: West

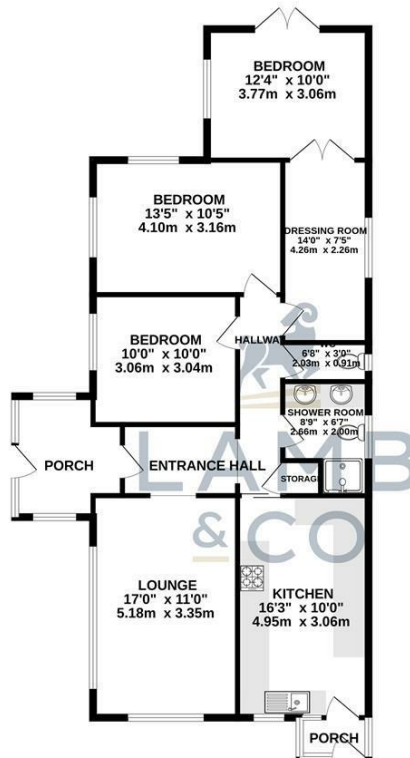
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1096 sq ft (101.8 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.  
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