



LAMB & CO

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Inspired by property, driven by passion.



SPRING CLOSE, CLACTON-ON-SEA, CO16 8UX

PRICE £275,000

This attractive three-bedroom semi-detached house offers a ready-to-move-into home in Clacton-on-Sea. With its good presentation and practical layout, it is ideal for families, first-time buyers or anyone seeking a comfortable home in a convenient location.

- Three Bedrooms
- Well Presented
- Dining Room
- Downstairs W.C
- Conservatory
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

15'00" 12'7" (4.57m 3.84m)



DINING ROOM

12'00" 10'00" (3.66m 3.05m)



CONSERVATORY

14'10" 10'00" (4.52m 3.05m)



KITCHEN

11'7" 7'7" (3.53m 2.31m)



UTILITY ROOM

12'00" 6'8" (3.66m 2.03m)

W.C

4'10" 4'9" (1.47m 1.45m)

OFFICE

9'1" 7'8" (2.77m 2.34m)

BATHROOM

7'7" 5'5" (2.31m 1.65m)



BEDROOM TWO

11'9" 10'00" (3.58m 3.05m)

BEDROOM ONE

12'3" 11'9" (3.73m 3.58m)



BEDROOM THREE

8'5" 8'00" (2.57m 2.44m)



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: C

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

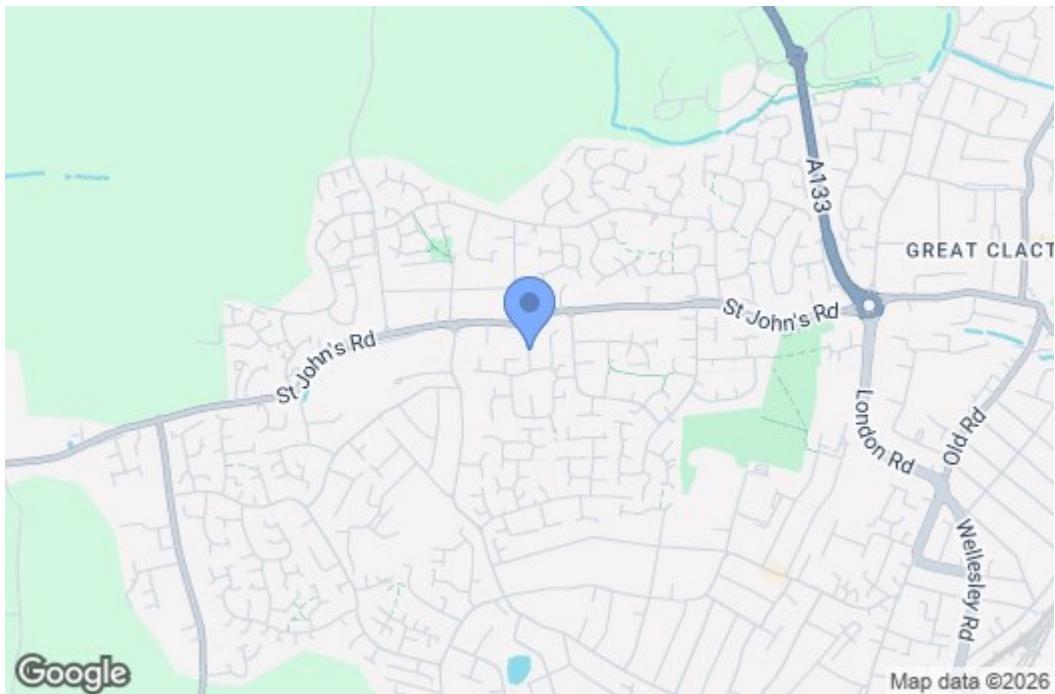
Flood Risk: Low

Additional Charges: No

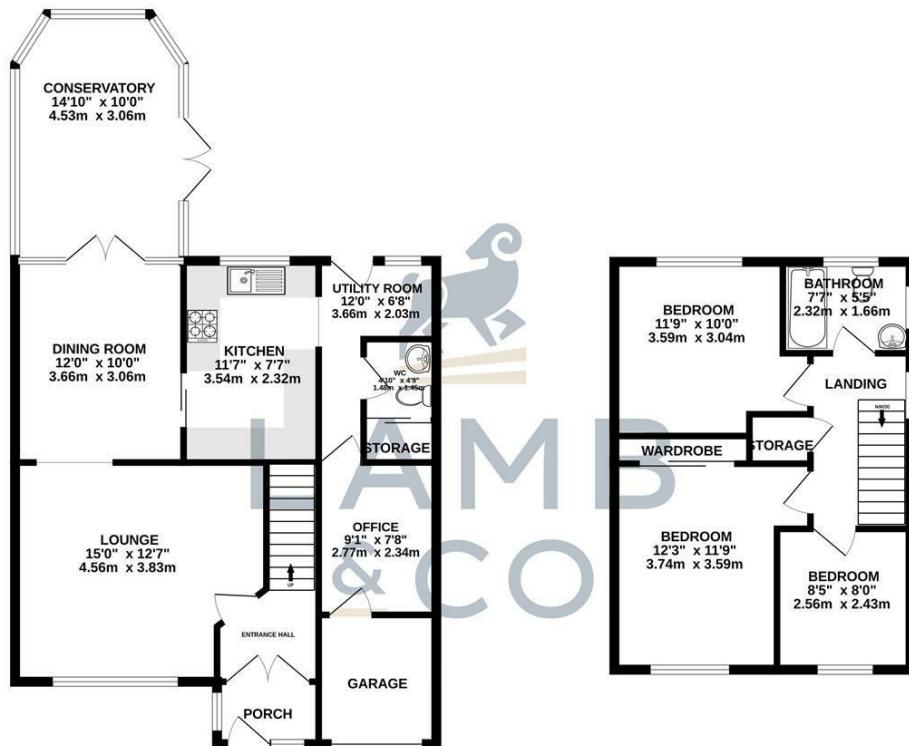
Seller's Position: Needs To Find

Garden Facing: West

Map



Floorplan



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any other features are approximate only. The vendor or lessor is liable for any error, omission or misdescription. 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC Graphs

