



LAMB & CO

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## 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

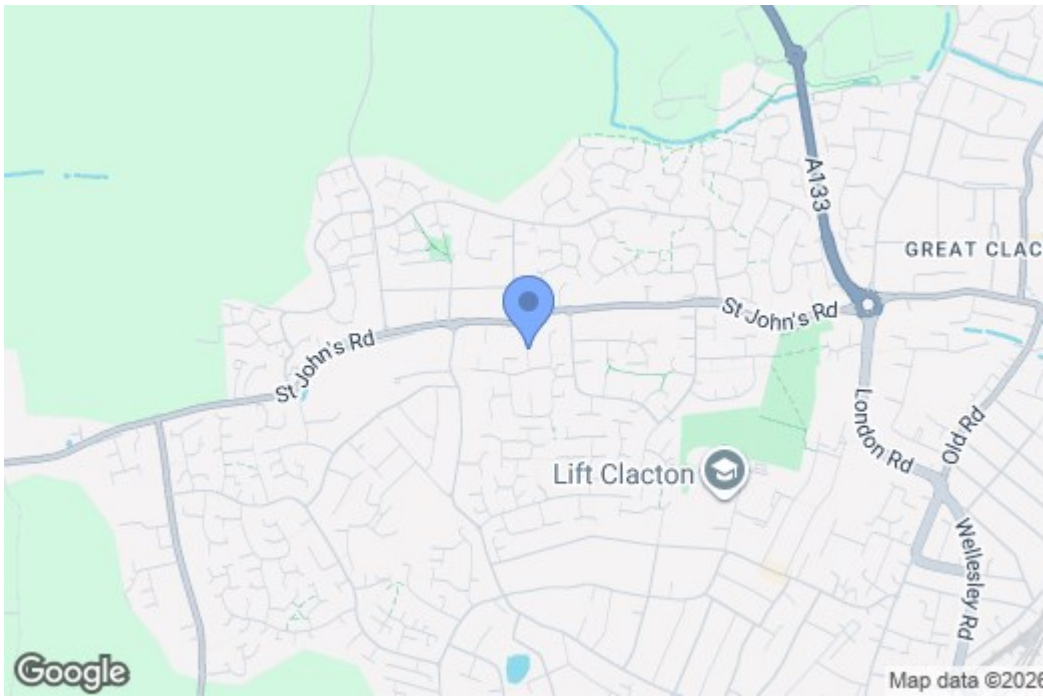
Flood Risk: Low

Additional Charges: No

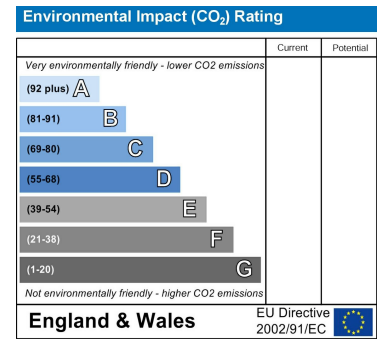
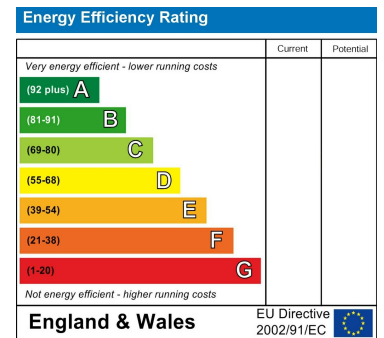
Seller's Position: Needs To Find

Garden Facing: West

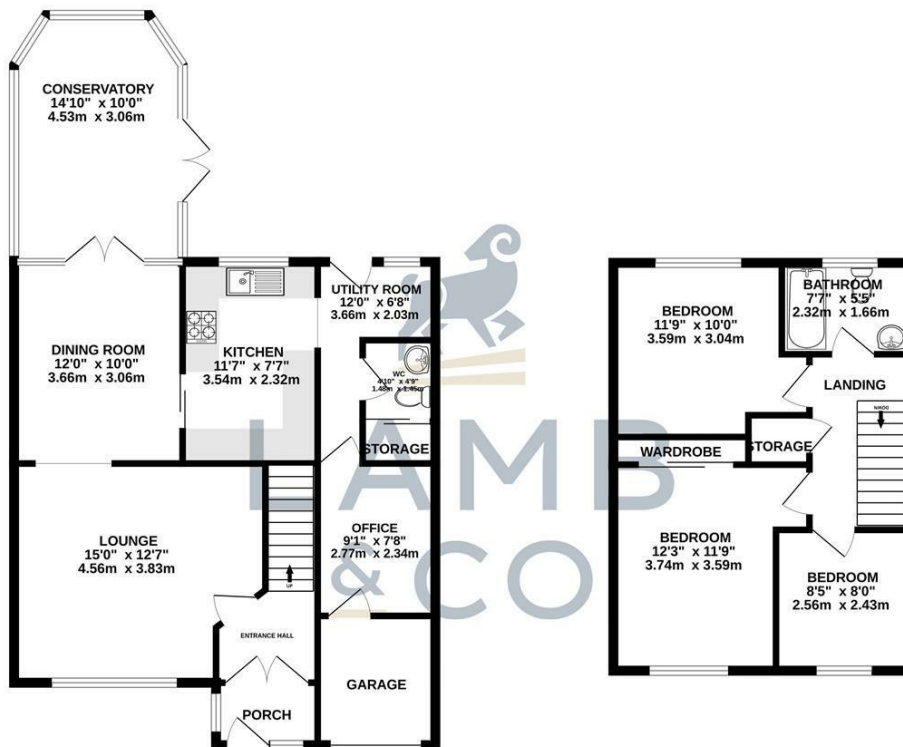
## Map



## EPC Graphs



## 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 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 is given as to their operability or efficiency can be given.  
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