LAMB & CO

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Inspired by property, driven by passion.

SPRINGFIELD MEADOWS, CLACTON-ON-SEA, CO16 9EB

GUIDE PRICE £330,000

Guide price £330,000-£350,000 Built in 2017 and still in pristine condition, this three-bedroom bungalow in Little Clacton offers modern, low-maintenance living in a peaceful setting. With spacious interiors, off-road parking, and a beautifully kept finish throughout, it's a move-in-ready home that blends comfort, style, and convenience.

- Three Bedrooms
- Off-Road Parking
- Built In 2017
- South-West Facing Garden
- En-Suite To Bedroom One
- EPC - B

ENTRANCE HALL

LOUNGE

14'00" 13'6" (4.27m 4.11m)

KITCHEN

14'00" 14'00" (4.27m 4.27m)

BATHROOM

10'00" 6'5" (3.05m 1.96m)

BEDROOM ONE

13'8" 11'8" (4.17m 3.56m)

EN - SUITE

10'00" 3'9" (3.05m 1.14m)

BEDROOM TWO

13'10" 12'4" (4.22m 3.76m)

BEDROOM THREE

10'00" 7'3" (3.05m 2.21m)

OUTSIDE FRONT

OUTSIDE REAR

Material Information

Council Tax Band: D
Heating: Gas
Services: Mains
Broadband: Superfast
Mobile Coverage: O2= good; EE & Vodafone = likely.
Construction:
Restrictions: unknown
Rights & Easements: unknown
Flood Risk: very low
Additional Charges: none
Seller's Position: no onward chain
Garden Facing: South-west

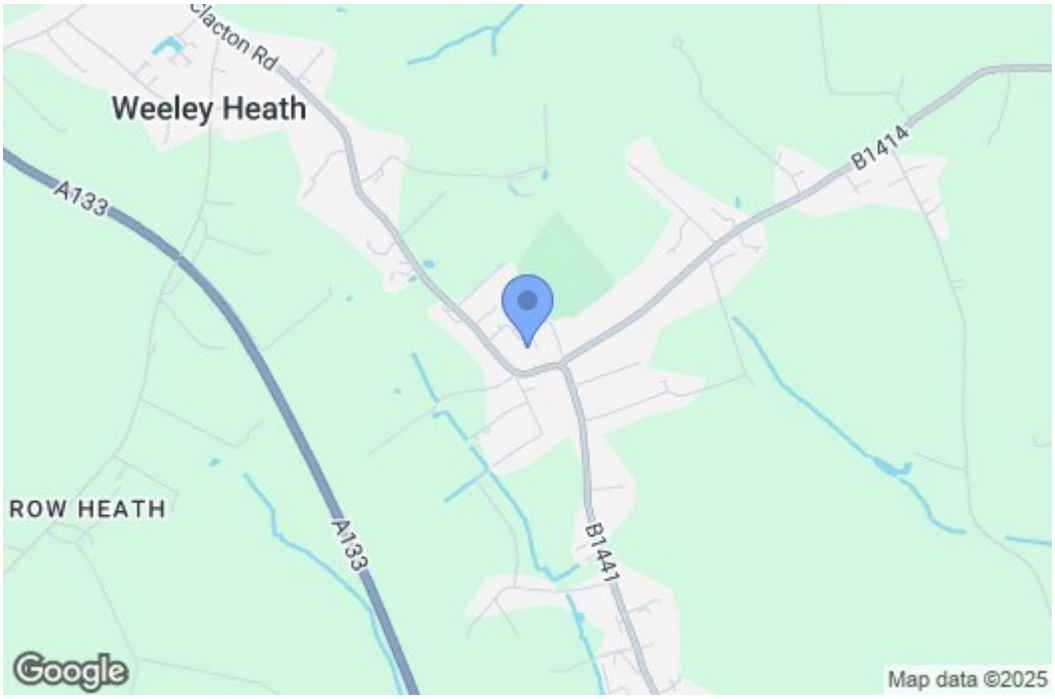
Agents Note Sales

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.

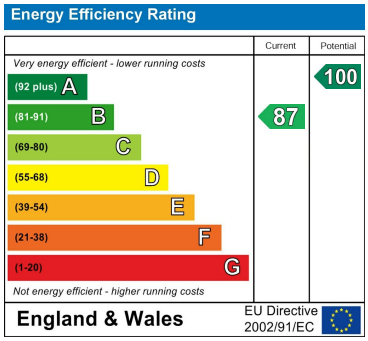
AML

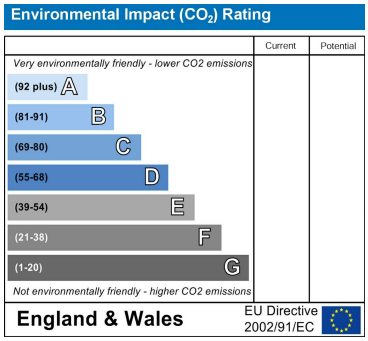
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

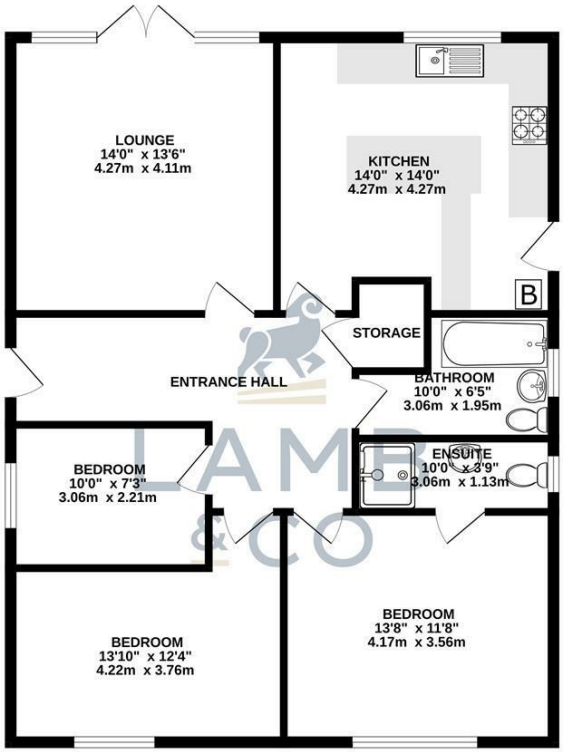


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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