



LAMB & CO

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Inspired by property, driven by passion.



SPRINGFIELD MEADOWS, LITTLE CLACTON, CO16 9EB

GUIDE PRICE £318,500

** Guide Price £318,500 - £328,500 **. Located in the sought after area of Little Clacton on the modern 'Springfield Meadows' development, this 2006 built detached house offers well presented accommodation, including; bright and airy lounge, kitchen/diner, ground floor WC, three first floor bedrooms with en-suite to master and a separate family bathroom. Externally there are front and rear gardens with the rear garden having been landscaped in recent years. The property has just been professionally redecorated throughout and new carpets fitted meaning you can move straight in!

- Three Bedrooms
- Downstairs Cloakroom
- Landscaped Rear Garden
- No Onward Chain
- En-Suite to Master
- Built 2006
- Garage & Parking
- New Carpets 2025
- Professionally Re-decorated Throughout

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

WC

LOUNGE

18' x 10'10 (5.49m x 3.30m)



KITCHEN/DINER

18' x 16' max (5.49m x 4.88m max)



FIRST FLOOR

LANDING

BEDROOM ONE

13'8 x 9'1 (4.17m x 2.77m)



EN-SUITE

9'1 x 3'9 (2.77m x 1.14m)



BEDROOM TWO

11' x 9'6 (3.35m x 2.90m)



BEDROOM THREE

11' x 8' (3.35m x 2.44m)



BATHROOM

6'1 x 5'6 (1.85m x 1.68m)



OUTSIDE



FRONT

REAR

GARAGE

Material Information

Council Tax Band: D

Heating: Gas central heating

Services: Mains gas, electricity, water & drainage

Broadband: Superfast (up to 80mbps)

Mobile Coverage: EE, Three - Limited / O2, Vodafone - Likely

Construction: Cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Surface Water - Very Low / Rivers & Sea - Very Low

Additional Charges: None

Seller's Position: Purchasing onwards

Garden Facing: North East

Agents Note Sales

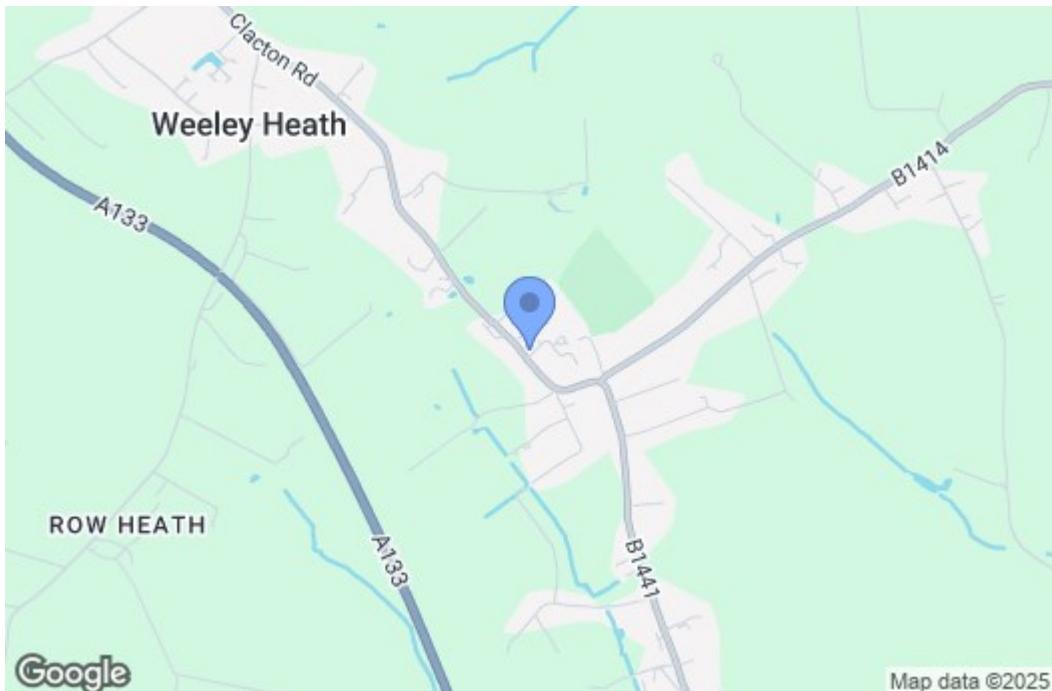
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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

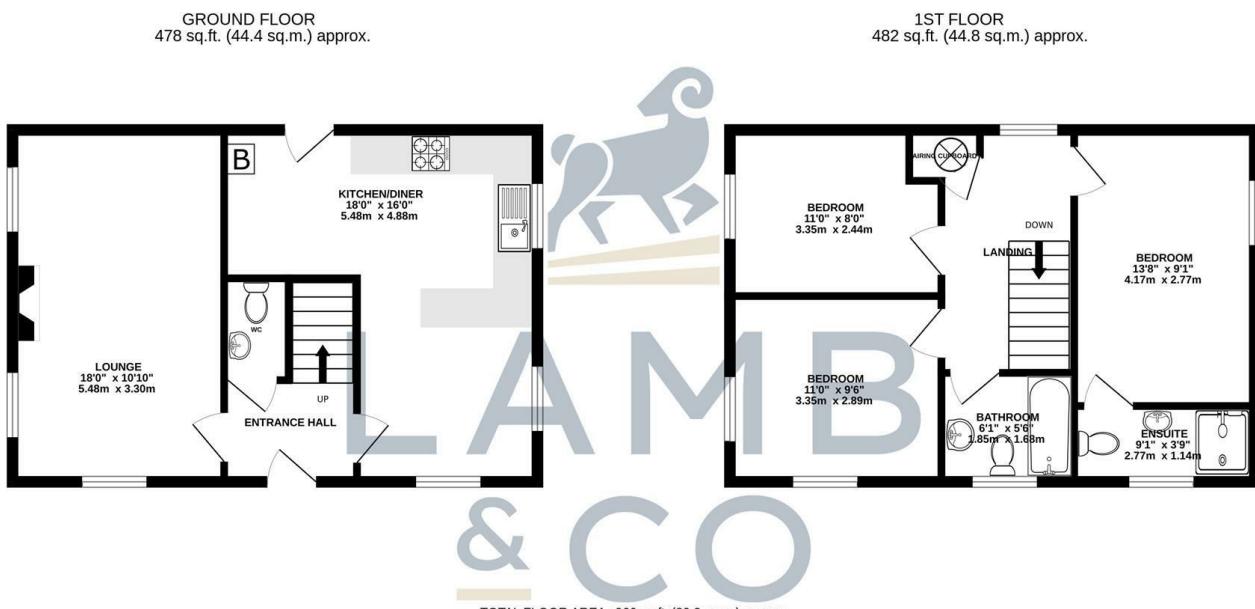


EPC Graphs

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



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.