



LAMB & CO

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Inspired by property, driven by passion.



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

OIEO £350,000

This three bedroom bungalow in Little Clacton, constructed in 2017, presents an excellent opportunity for a comfortable and modern living experience. The property remains in pristine condition, showcasing its enduring quality. Boasting a well-maintained interior, the bungalow features three spacious bedrooms, ensuring ample space for residents. The property includes off-road parking, enhancing convenience and accessibility. With its relatively recent construction and impeccable upkeep, this bungalow offers a move-in-ready home in a desirable location.

- Three Bedrooms
- Off Road Parking
- Little Clacton
- En-Suite To Bedroom One
- Built In 2017
- EPC - B



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## 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



## 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.

## Additional Information Clacton

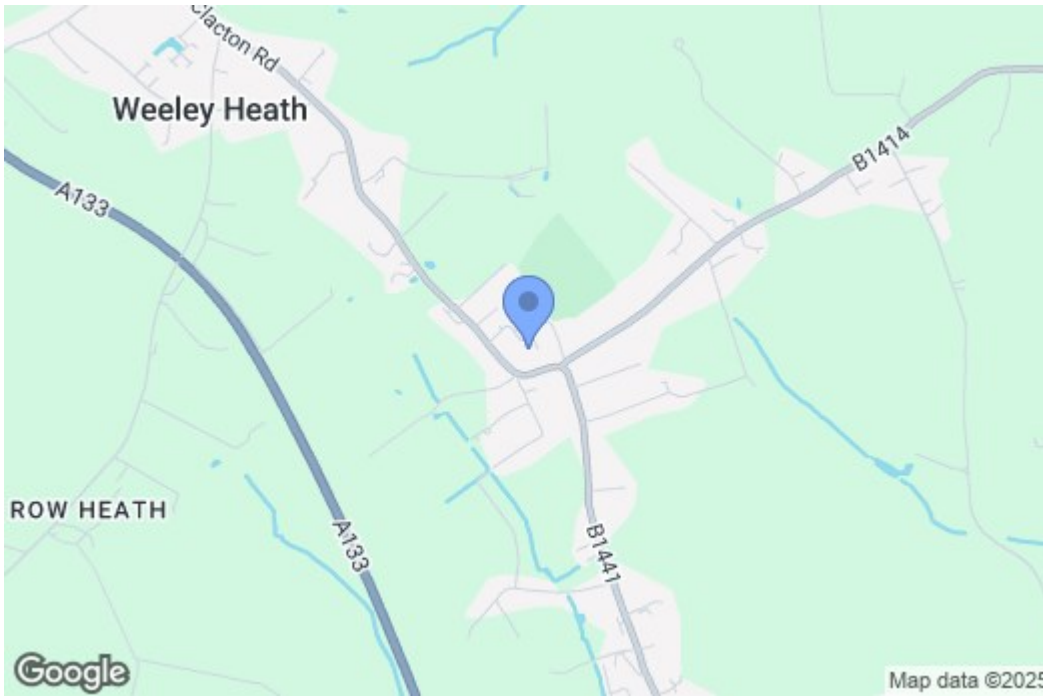
Council Tax Band: D

Heating: Gas

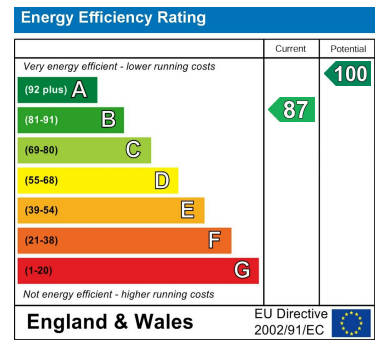
Seller's Position: found

Garden Facing: West

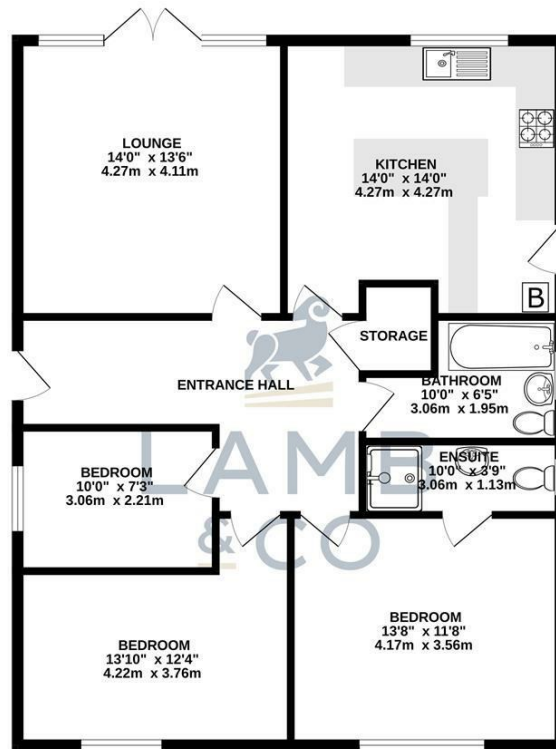
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 993 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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