



LAMB & CO

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## SPRING ROAD, CLACTON-ON-SEA, CO16 8RJ

PRICE £130,000

A beautifully presented one-bedroom terraced cottage situated in the heart of the sought-after village of St Osyth. This charming home offers a perfect blend of character and modern comfort, making it ideal for first-time buyers, downsizers, or as a holiday retreat. The property features a welcoming living area, a well-appointed kitchen, a spacious double bedroom, and a stylish bathroom. Outside, there is a delightful private garden space, perfect for relaxing or entertaining. Conveniently located close to local amenities, shops, and the picturesque coastline, this lovely cottage provides an excellent opportunity to enjoy village living at its finest.

- One Bedroom
- St Osyth Village
- No Onward Chain
- Beautifully Presented
- Ideal First Time Buy Or Investment Opportunity
- EPC - E



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## LOUNGE

11'4" 10'3" (3.45m 3.12m )



## KITCHEN

10'7" 8'5" (3.23m 2.57m)



## BATHROOM

8'2" 8'00" (2.49m 2.44m)



## BEDROOM ONE

11'5" 10'5" (3.48m 3.18m)



## OUTSIDE



## OUTSIDE REAR

### Agents Note Sales

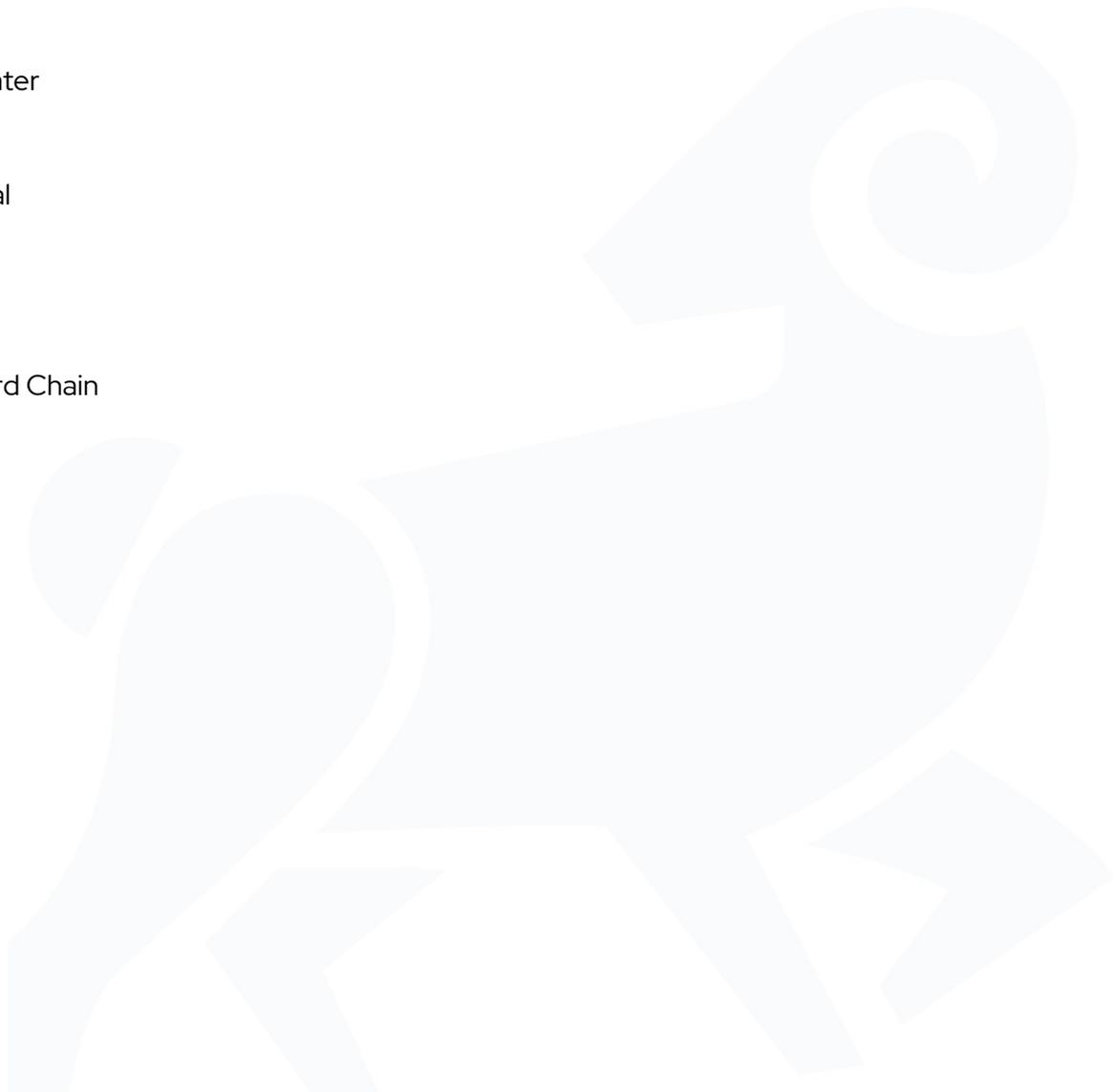
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### AML

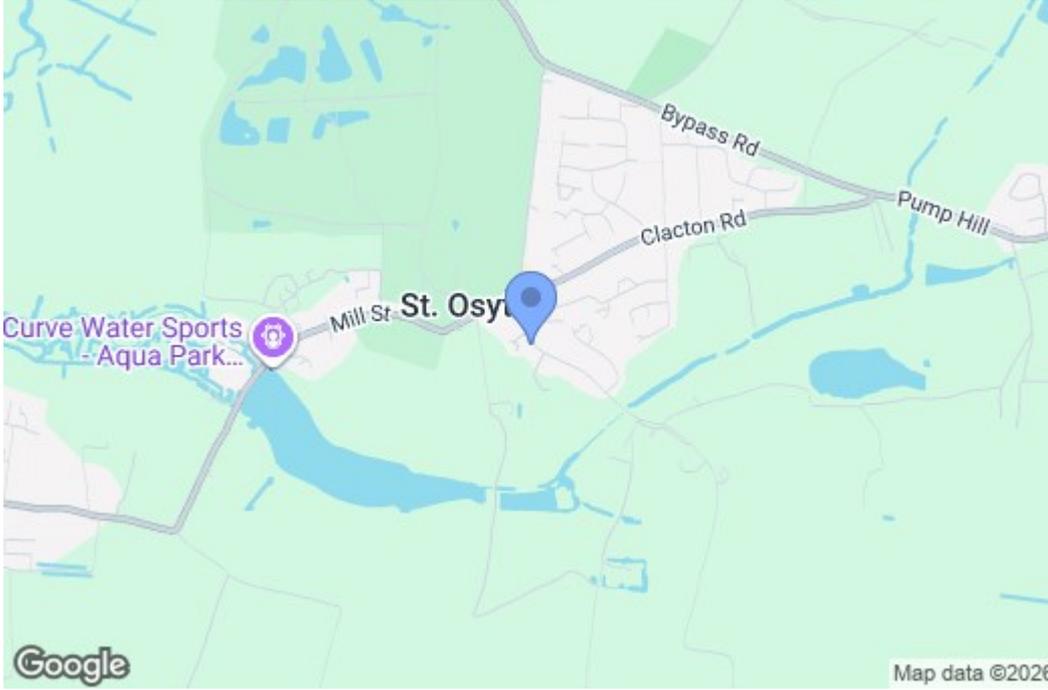
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

### Material Information

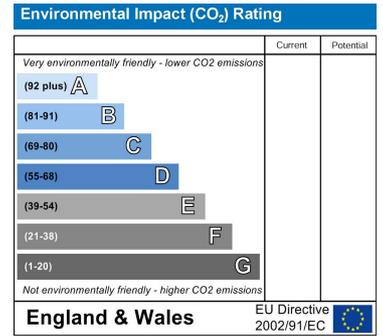
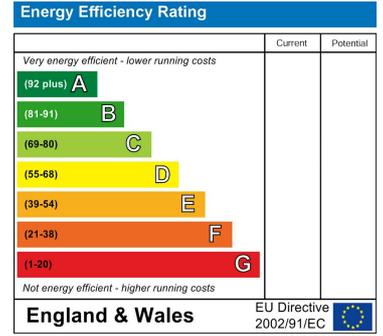
Council Tax Band: A  
Heating: Electric  
Services: Mains Electric Water  
Broadband: Superfast  
Mobile Coverage: Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: West



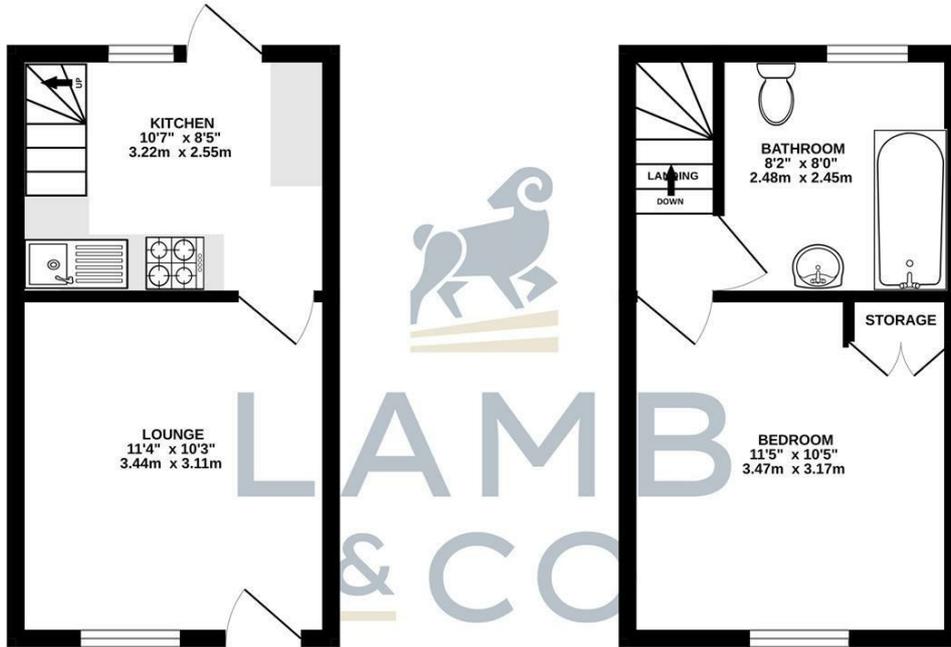
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 417 sq.ft. (38.7 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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