



SPRING ROAD, CLACTON-ON-SEA, CO16 8RU OFFERS IN EXCESS OF £275,000

This charming home in the historic village of St Osyth is sold with no onward chain and offers great potential for improvement. The generous frontage adds to the kerb appeal, and the sizeable, south-west facing garden is perfect for outdoor enjoyment. With some modernisation, this property could be transformed into a wonderful family home.

- Three Bedrooms
- No Onward Chain
- Scope To Improve
- Village Location
- South West Facing Garden
- EPC-TBC

ENTRANCE HALL



SHOWER ROOM

6'1" x 5'7" (1.85m x 1.70m)



LOUNGE

15'5" x 9'2" (4.70m x 2.79m)



BEDROOM ONE

15'5" x 9'2" (4.70m x 2.79m)



KITCHEN

12'2" x 9'10" (3.71m x 3.00m)



BEDROOM TWO

12'x8'9" (3.66m x 2.67m)



BEDROOM THREE

10'5" x 6'3" (3.18m x 1.91m)



Additional Info

Council Tax Band: C
Heating: Gas Central
Services: Mains
Broadband: Super Fast
Mobile Coverage: EE others limited
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Low
Additional Charges: N/A
Seller's Position: No Onward Chain
Garden Facing: South West

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.

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.

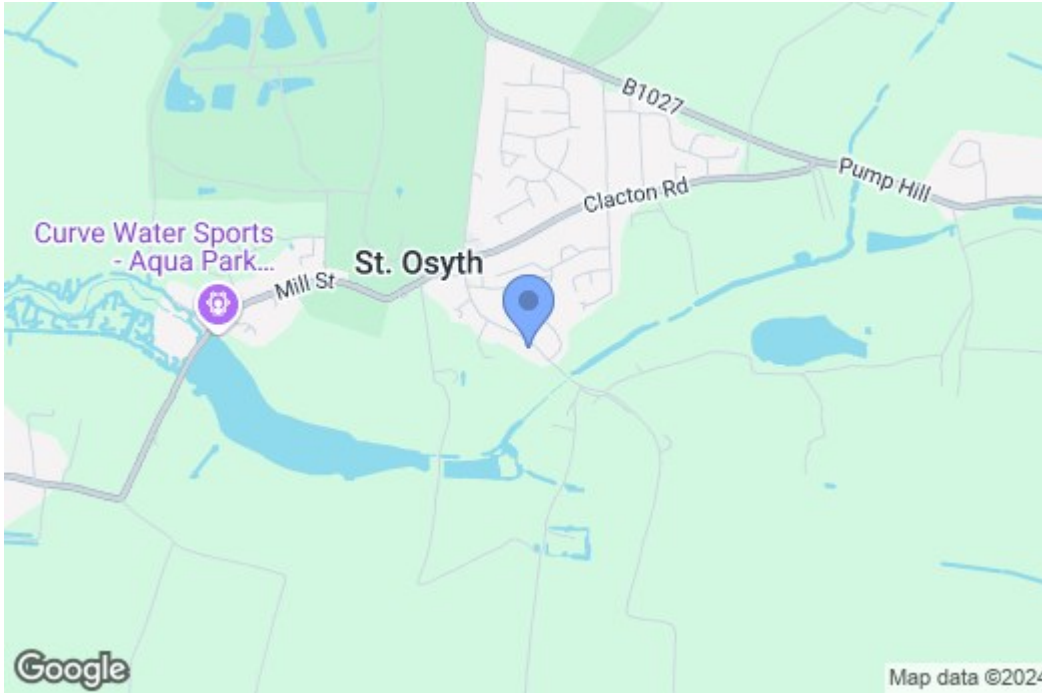
OUTSIDE FRONT



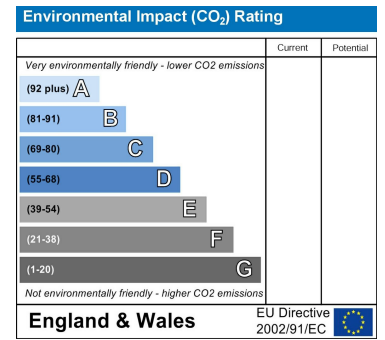
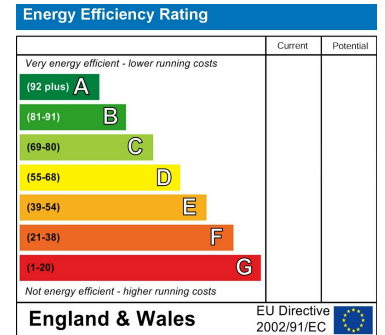
OUTSIDE REAR



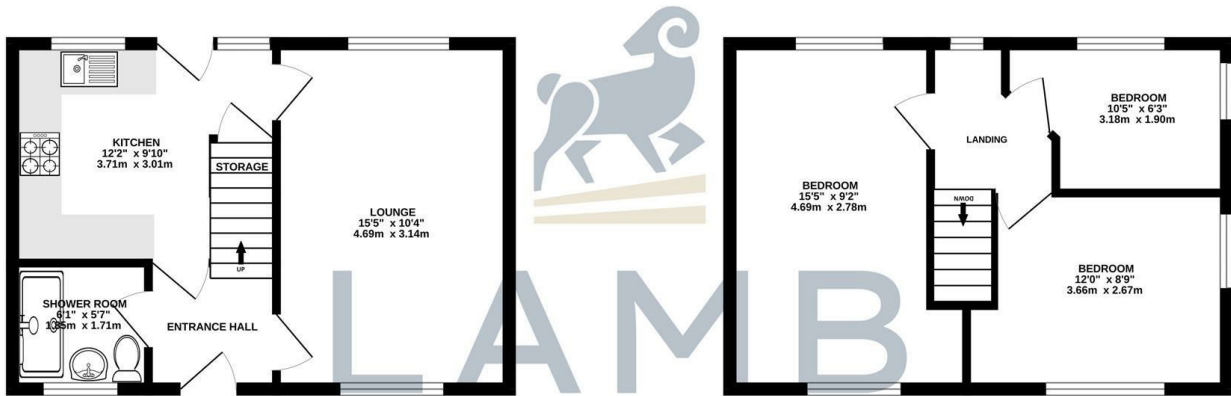
Map



EPC Graphs



Floorplan



LAMB & CO

TOTAL FLOOR AREA: 682 sq.ft. (63.4 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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