



LAMB & CO

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Inspired by property, driven by passion.



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

OIEO £180,000

A charming Grade II listed terraced cottage in the historic village of St Osyth. This cosy home boasts character features, a newly fitted kitchen, and a low-maintenance rear garden. An ideal starter home combining heritage and convenience.

- Two Bedrooms
- Grade II Listed
- Character Features
- Village Location
- Newly Fitted Kitchen
- Low Maintenance Rear Garden



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## LOUNGE

13'5" x 12'6" (4.09m x 3.81m )



## KITCHEN

8'7" x 7'7" (2.62m x 2.31m )



## BATHROOM

8'6" x 5'8" (2.59m x 1.73m )



## LEAN TO

5'8" x 4'0" (1.73m x 1.22m )

## LANDING

## BEDROOM ONE

12'10" x 12'5" (3.91m x 3.78m )



## BEDROOM TWO

16'10" x 8'8" (5.13m x 2.64m )



## OUTSIDE FRONT



## OUTSIDE REAR



## 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.

## Additional Info

Council Tax Band: B

Heating: Log burner & Electric storage heaters

Services: Mains electric, sewage and water

Broadband: Superfast fibre

Mobile Coverage: EE likely

Construction: Timber Framed

Restrictions: N/A

Rights & Easements: Yes

Flood Risk: Surface water medium, rivers and sea very low

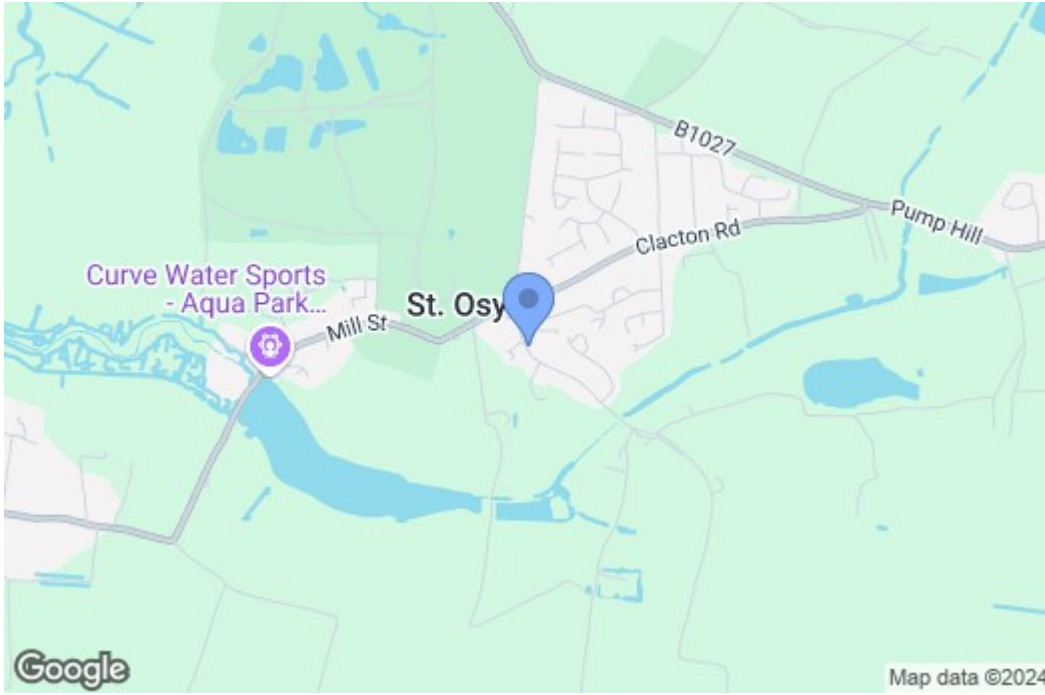
Additional Charges:

Seller's Position: Need to find

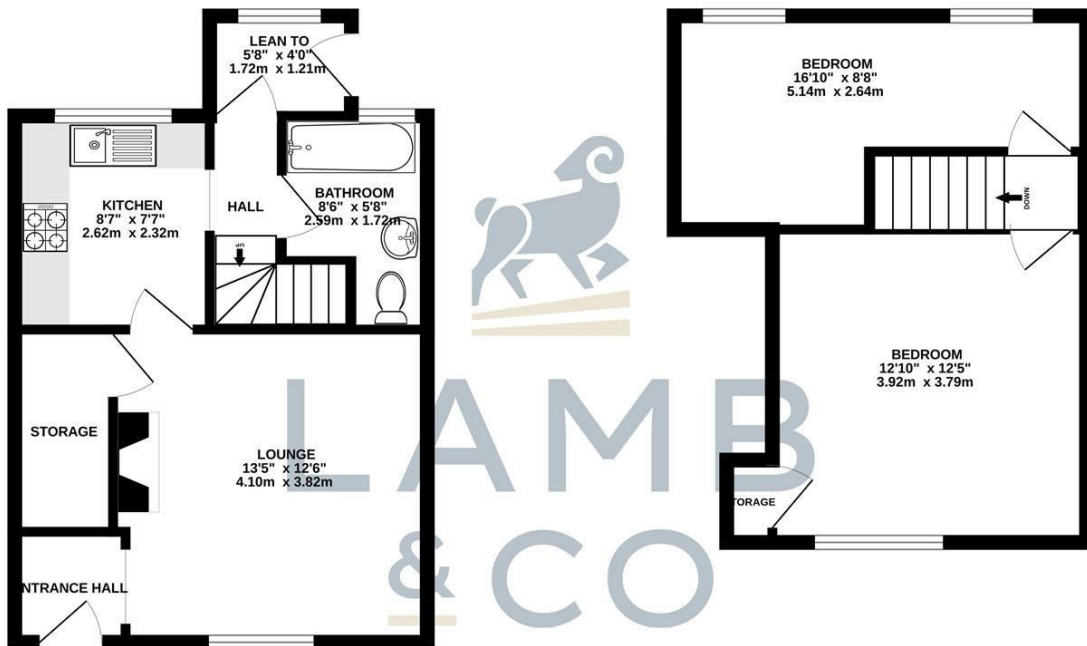
Garden Facing: East

## Map

## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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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