



LAMB & CO

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Inspired by property, driven by passion.



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

PRICE £300,000

Situated in the peaceful and picturesque village of Little Clacton, this contemporary semi-detached bungalow—built in 2017—offers sleek, single-level living that combines modern comfort with rural charm. The interior displays thoughtful modern finishes, including stylish flooring, fresh décor, and well-installed fixtures

- Three Bedrooms
- Little Clacton
- Well Presented
- Conservatory
- En Suite
- EPC - B

ENTRANCE HALL

BEDROOM TWO

12'00" 9'00" (3.66m 2.74m)



BEDROOM ONE

12'00" 10'4" (3.66m 3.15m)



EN SUITE

5'7" 5'4" (1.70m 1.63m)



BATHROOM

7'4" 5'6" (2.24m 1.68m)



BEDROOM THREE

9'00" 7'3" (2.74m 2.21m)



KITCHEN/DINING ROOM

16'2" 9'00" (4.93m 2.74m)



LOUNGE

16'7" 10'4" (5.05m 3.15m)



CONSERVATORY

10'00" 10'00" (3.05m 3.05m)



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

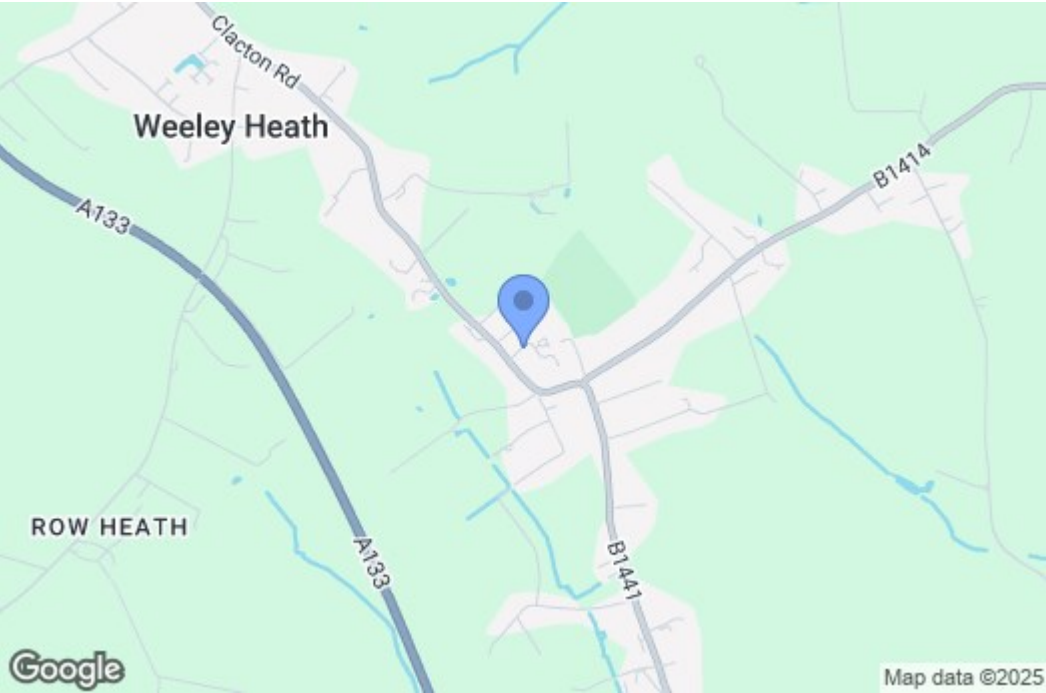
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband: Superfast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: East



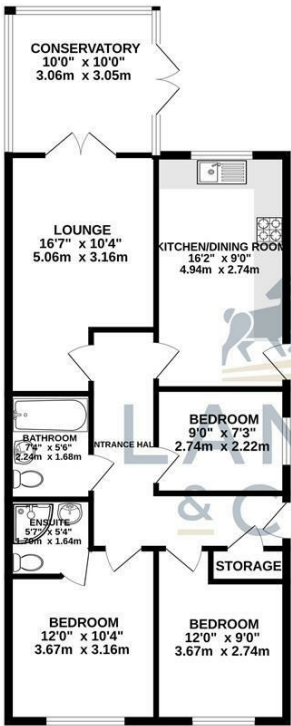
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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