



BLAKE &
THICKBROOM



Springfield Meadows, Little Clacton, CO16 9EB

Clacton-on-sea

£275,000

This attractive two-bedroom home, offered with no onward chain and a video tour, is nestled in a desirable village location and benefits from an en-suite, a family bathroom, and convenient driveway parking, making it an excellent opportunity for comfortable living.

Step inside and be welcomed by the bright Entrance Hall, measuring 3.84m x 2.79m (12'7" x 9'2"), setting a pleasant tone for the home. The inviting Lounge, a generous 5.54m x 3.05m (18'2" x 10'0"), provides ample space for relaxation and entertaining. The well-appointed Kitchen, at 3.3m x 2.79m (10'10" x 9'2"), offers a practical and functional space for daily life.

The property features two comfortable bedrooms. Bedroom One is a spacious 4.7m x 3.05m (15'5" x 10'0") and benefits from a private En-suite, measuring 1.7m x 1.63m (5'7" x 5'4"), offering added convenience. Bedroom Two, at 2.95m x 2.79m (9'8" x 9'2"), provides flexibility for guests or a home office. The thoughtfully designed Bathroom, at 1.93m x 1.63m (6'4" x 5'4"), completes the interior.

Further benefits include gas central underfloor heating, ensuring warmth and efficiency throughout, alongside mains electricity and water supplies. Externally, the property boasts a private Garden, perfect for outdoor enjoyment, and a Driveway, providing practical off-street parking.

Located in Springfield Meadows, Little Clacton, this home enjoys a peaceful village setting while providing convenient access to local amenities. An internal viewing is highly recommended to fully appreciate the features and desirable location of this property.

Entrance Hall: 3.84m x 2.79m (12'7" x 9'2")

Bedroom One: 4.7m x 3.05m (15'5" x 10'0")

Ensuite: 1.7m x 1.63m (5'7" x 5'4")

Bedroom Two: 2.95m x 2.79m (9'8" x 9'2")

Bathroom: 1.93m x 1.63m (6'4" x 5'4")

Kitchen: 3.3m x 2.79m (10'10" x 9'2")

Lounge: 5.54m x 3.05m (18'2" x 10'0")

Material information for this property.

Tenure is Freehold.

Council Tax Band C .

EPC Rating B.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.

Property Type: Semi-Detached Bungalow

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

- Sole Agent
- No Onward Chain
- Video Tour Available
- Two Bedrooms
- Ensuite + Bathroom
- Gas Central Underfloor Heating
- Lounge 18'2" x 10'
- Kitchen 10'10" x 9'2"
- Village Location
- Viewing Recommended









SPRINGFIELD MEADOWS, LITTLE CLACTON, ESSEX, CO16 9EB

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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