



St. Johns Road, Clacton-On-Sea CO16 8DE

welcome to

St. Johns Road, Clacton-On-Sea

THIS SPACIOUS AND WELL PRESENTED three bedroom Detached Bungalow is located on the outskirts of Clacton with easy transport links. It is complimented by a Conservatory off of the living room and includes a garage and off road parking, being offered for Sale with No Onward Chain. CALL TO VIEW.





Living Room

15' 10" x 14' 5" (4.83m x 4.39m)

Study

8' 1" x 6' 1" (2.46m x 1.85m)

Kitchen

12' x 8' 8" (3.66m x 2.64m)

Bedroom 1

11' 10" x 10' 8" (3.61m x 3.25m)

Bedroom 2

10' 2" x 8' 8" (3.10m x 2.64m)

Bedroom 3

10' 11" x 10' (3.33m x 3.05m)

Bathroom

Conservatory

12' 2" x 8' 3" (3.71m x 2.51m)

Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

St. Johns Road, Clacton-On-Sea

- Garage and Off Road Parking
- Three Bedrooms
- Conservatory
- Enclosed Rear Garden
- No Chain

Tenure: Freehold EPC Rating: D

£345,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS308491



Property Ref:
CTS308491 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01255 221212



clactononsea@williamhbrown.co.uk



64 Station Road, CLACTON-ON-SEA, Essex,
CO15 1SP



williamhbrown.co.uk