



Fixed price £235,000  
Clacton-on-Sea, CO15



 2  
Bedrooms

 1  
Bathroom

 0  
Receptions



Bonds of Essex Ltd are delighted to offer for sale this 2 BEDROOM SEMI-DETACHED HOUSE. This charming, well presented home is perfectly suited for families or first-time buyers. The open plan lounge/diner seamlessly gives a blend of relaxation as well as entertainment space. This property benefits from having a ground floor wet room as well as gas central heating and double glazing throughout which ensures a warm and energy sufficient home. Upstairs, you'll find two generously sized bedrooms with a modern family bathroom.

Viewings are highly recommended, to not miss your opportunity CALL US today on 01255 420222.

#### **Entrance**

Double glazed entrance door with built in storage cupboards, further door to entrance hall, stairs leading to first floor and doors to:

#### **Lounge Diner** 20' 8" x 11' 4" (6.30m x 3.45m)

Double glazed windows to front, laminate flooring, radiators, fire place with electric fire (not tested), double glazed French doors to garden.

#### **Kitchen** 12' 9" x 7' 4" (3.89m x 2.24m)

Double glazed window to rear, tiled flooring, comprehensive range of base and eye level units with work surfaces, double width oven with hob over and extractor, stainless steel sink, wall mounted boiler to supply domestic hot water and heating, doors to:

#### **Inner Hallway**

Double glazed door to garden, further doors leading to garage and wet room, radiator and wooden flooring.

#### **Wet room**

Double glazed window to rear, toilet, basin, radiator and shower.

**First Floor Landing**

Doors to bathroom, bedroom 1 and bedroom 2 and built in airing cupboard, carpet, hatch to loft space.

**Bedroom 1** *14' 3" x 9' 7" (4.34m x 2.92m)*

Double glazed windows to front, carpet, radiator.

**Bedroom 2** *10' 7" x 10' 5" (3.23m x 3.17m)*

Double glazed window to rear, carpet, radiator.

**Front**

Block paved driveway with the remainder laid to lawn, mature shrubs and flower borders.

**Rear Garden**

In excess of 30ft with lawned area and mature shrubs and flower borders, ornate fish pond and further paved area to the side, shed to remain.

**Garage**

Up and over door, power light connected, door to inner hallway.



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#### Disclaimer

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.