



Offers in the region of £350,000
Thoroughgood Road, CO15 6DP



 **3**
Bedrooms

 **2**
Bathrooms

 **1**
Receptions



- THREE BEDROOM SEMI DETACHED HOUSE
- HIGH QUALITY FITTED KITCHEN WITH APPLIANCES
- EAST CLACTON - CLOSE TO MAIN LINE RAILWAY STATION
- PRIVATE GARDEN AND OFF ROAD PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZED
- EPC : B COUNCIL TAX BAND C

Bonds of Essex are pleased to bring to sale this THREE BEDROOM HOUSE. The property benefits from a Fully Fitted Kitchen, En-suite, Gas Central Heating, Down Stairs W/C, Double Glazing, Off Road Parking and a Private Garden. The property comes with NO ONWARD CHAIN and is the perfect home for a family. Close to local amenities, supermarkets and schools. This property could also be a great opportunity for a property investor with a yearly yield of around £19,800. Please call in today on 01255 420222 for further information or to arrange an internal viewing. EPC - B Council Tax Band - C

Entrance Hall 14' 74" x 6.54' (6.15m x 1.99m)

Laid with grey laminate flooring, UPVC front door, radiator, coat closet, doors to:

Kitchen 9' 81" x 6' 59" (4.80m x 3.33m)

Laid with grey laminate flooring, wall and base level units, fully integrated oven, hob, extractor fan and dishwasher, free standing fridge freezer, stainless steel sink and double glazed window to front.

Downstairs W/C 3' 82" x 5' 83" (3.00m x 3.63m)

Laid with floor tiles, vanity unit sink, W/C and extractor fan.

Living & Dining Room 11' 65" x 21' 75" (5.00m x 8.31m)

Laid with grey laminate flooring, double glazed window to rear, UPVC sliding door that leads to garden and side access, two storage spaces one housing supply for washing machine.

Stairs & Landing ' x ' (0.00m x 0.00m)

Laid with grey carpet, wooden spindle staircase, doors to:

Bedroom 1 9' 69" x 13' 52" (4.50m x 5.28m)

Laid with grey carpet, two double glazed windows to rear, two radiator, door to:

Ensuite 3' 95" x 6' 94" (3.33m x 4.22m)

Laid with floor tiles, shower cubicle with thermostatic shower, vanity unit sink, W/C, heated towel rail.

Bedroom 2 8' 72" x 13' 51" (4.27m x 5.26m)

Laid with grey carpet, two radiators, two double glazed windows to front.

Family Bathroom 7' 23" x 7' 14" (2.72m x 2.49m)

Laid with floor tiles, heated towel rail, matching bathroom suite, double glazed obscured window to front.

Bedroom 3 8' 20" x 13' 10" (2.95m x 4.22m)

Laid with grey carpet, radiator, double glazed window to rear.



Energy rating

B

Certificate number

8108-7233-5170-3918-9992



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.