



 **3**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



- THREE BEDROOM SEMI DETACHED HOUSE
- CLOSE TO LOCAL AMENITIES
- LARGE REAR GARDEN
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- NO ONWARD CHAIN
- EPC- D COUNCIL TAX BAND - B

Bond Of Essex LTD is proud to present, In our opinion, This well-maintained **three-bedroom end-of-terrace home** offers a perfect blend of comfort, practicality, and convenience. Featuring **gas central heating** and **double glazing** throughout, the property is ideal for families or first-time buyers looking for a move-in-ready home close to local amenities and schools.

Inside, you'll find **built-in wardrobes** in two of the bedrooms and **ample built-in cupboard space**, ensuring excellent storage solutions. The bright and airy living spaces are complemented by a **generously sized rear garden extending over more than 50 feet**, perfect for outdoor entertaining, gardening, or children's play. A neat **front lawn** enhances the curb appeal, and **side access to the rear garden** adds further convenience.

Offered with NO ONWARD CHAIN. Keys to view. EPC - D, Council Tax Band - B. Please call in on 01255 420222 for further information or to arrange an internal viewing.

Entrance Hall ' x ' (0.00m x 0.00m)

Double glazed white UPVC front door. Radiator. Stairs to first floor. Laminated flooring. Coved texture ceiling. Door to living room.

Living Room 16' 6" x 12' 8" (5.03m x 3.86m)

Double glazed bay window to front. Two radiators. Large understairs storage cupboard. Laminated flooring. Open planned to dining room.

Dining Room 9' 7" x 8' 4" (2.92m x 2.54m)

Double glazed sliding doors to rear. Radiator. Laminated wood flooring. Coved texture ceiling .

Kitchen 10' 2" x 7' 2" (3.10m x 2.18m)

Double glazed door to rear. Tile flooring. Range of wall and base level units with matching worksurfaces . One and half built in stainless steel sink. Boiler supplying domesticated hot water and heating (Assumed Tested).

First Floor Landing ' x ' (0.00m x 0.00m)

Airing cupboard. Access to loft space. Doors too:

Bedroom 1 12' 8" x 9' 8" (3.86m x 2.95m)

Double glaze window to front. Radiator. Laminated wooden flooring. Built in Wardrobe. Smaller built in Cupboard.

Bedroom 2 9' 7" x 8' 3" (2.92m x 2.51m)

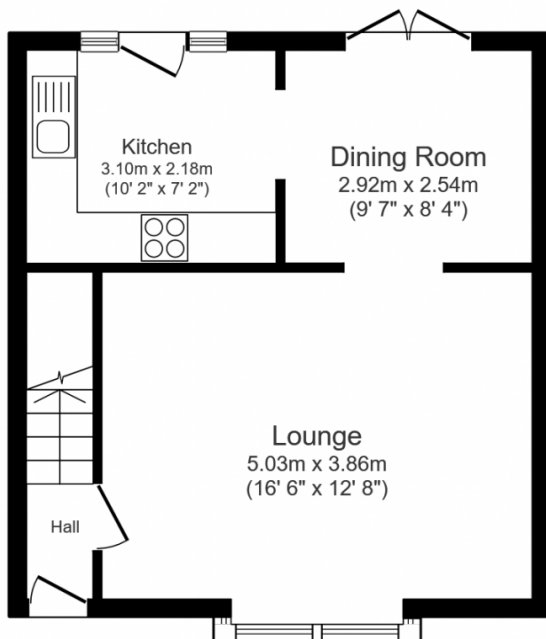
Double glazed window to rear. Radiator. Laminated wooden flooring. Coved texture ceiling.

Bedroom 3 9' 8" x 7' 3" (2.95m x 2.21m)

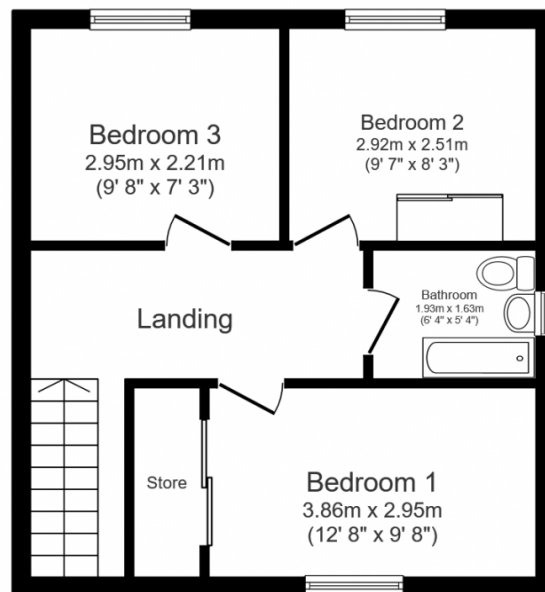
Coved textured ceiling. Laminate wooden flooring. Radiator. Double glazed window to rear.

Bathroom 6' 43" x 5' 47" (2.92m x 2.72m)

Obscure double glazed window to side. Radiator. White 3 piece: comprising of low level WC pedestal wash hand basin and bath. Part tile walls. Coved texture ceiling. Extractor fan.



Ground Floor
Floor area 39.2 sq.m. (422 sq.ft.)



First Floor
Floor area 38.6 sq.m. (416 sq.ft.)

Total floor area: 77.9 sq.m. (838 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy rating

D

Certificate number

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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.