



## WYNDHAM CRESCENT, CLACTON-ON-SEA, CO15 6LQ OFFERS IN EXCESS OF £280,000

This charming 2 bedroom detached bungalow, located in the sought-after area of East Clacton, presents an exciting opportunity for homeowners or investors alike. Boasting the advantage of no onward chain, one of the standout features of this property is the opportunity it presents for personalization. With the chance to put your own stamp on it.

- Two Bedrooms
- East Clacton
- No Onward Chain
- Lounge/Diner
- Private Garden
- EPC - C
- Garage



## ENTRANCE HALL

## LOUNGE/DINER

19'10" 10'10" (6.05m 3.30m)



## BEDROOM ONE

13'2" 10'9" (4.01m 3.28m)



## BEDROOM TWO

11'7" 8'1" (3.53m 2.46m)



## BATHROOM

6'5" 5'7" (1.96m 1.70m)



## KITCHEN

12'3" 10'10" (3.73m 3.30m)



## OUTSIDE



Council Tax Band: C

Heating: Gas

Seller's Position: No Onward Chain

Garden Facing: West

## OUTSIDE REAR



### Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

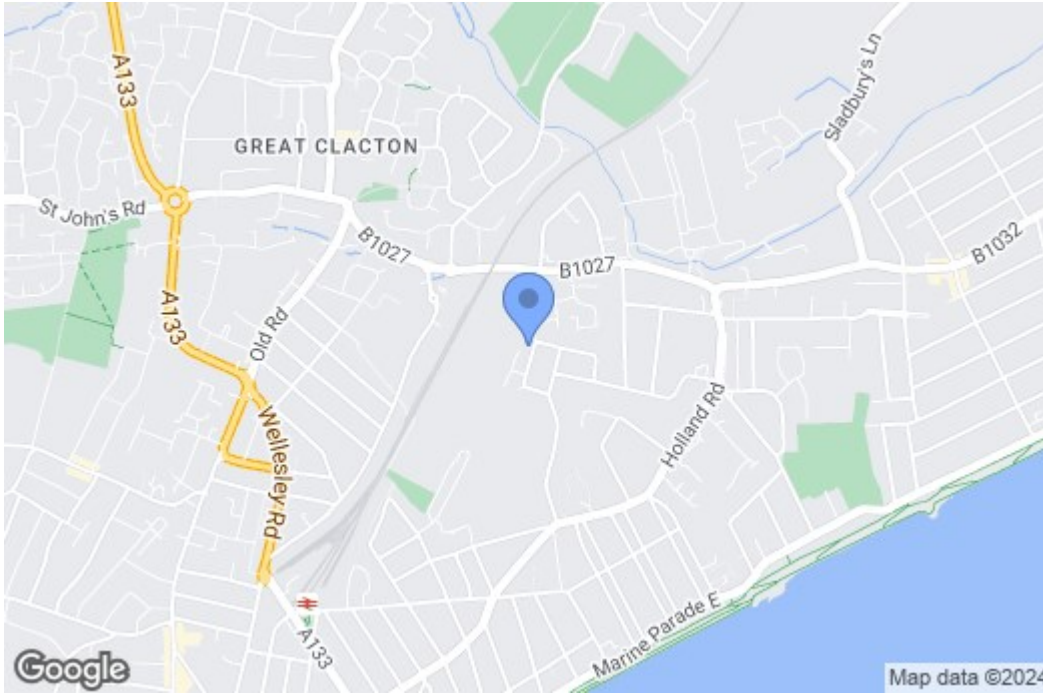
### AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

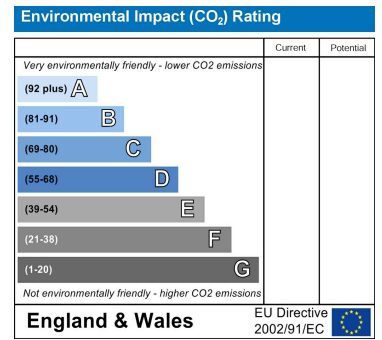
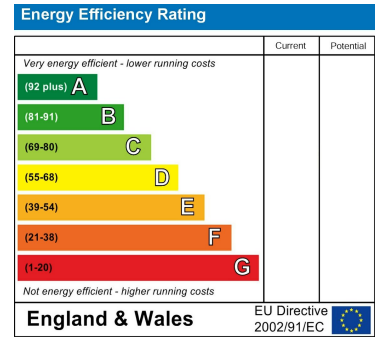
### Additional Information Clacton



## Map

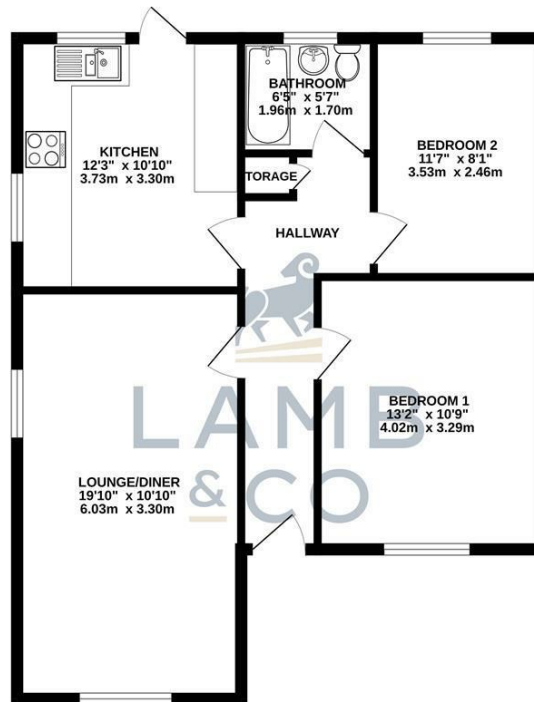


## EPC Graphs



## Floorplan

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.  
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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.