



FEVERILLS ROAD, LITTLE CLACTON, CO16 9LZ GUIDE PRICE £285,000

**** GUIDE PRICE £285,000 - £295,000 **** occupying a prime village location with beautiful field views, this well-presented property is extended to create a spacious open plan living area. Boasting a south facing garden, a large detached garage with the potential to create a home office/bar and newly block paved driveway.

- Two Bedrooms
- South Facing Garden
- Newly Block Paved Driveway
- Little Clacton
- Detached Garage
- Open Plan Living Space
- Field Views to Rear
- EPC D

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM TWO

10'2 x 8'10 (3.10m x 2.69m)



BEDROOM ONE

12'1 x 9'11 (3.68m x 3.02m)



BATHROOM

6'5 x 5'5 (1.96m x 1.65m)



LOUNGE

19' x 13'6 (5.79m x 4.11m)



KITCHEN

13'6 x 9'0 (4.11m x 2.74m)



OUTSIDE

OUTSIDE REAR

GARAGE

REAR ASPECT

Additional Information

Council Tax Band: C

Heating: Gas Central Heating

Garden Facing: South

Seller's Position: Can Vacate

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

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- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence

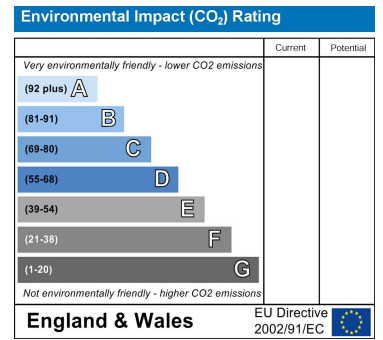
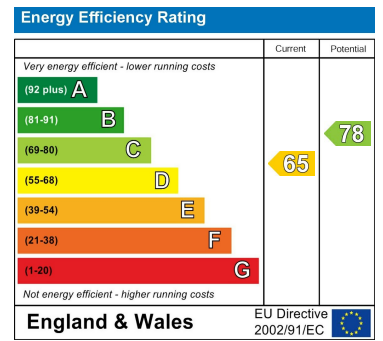
documentation once entering into negotiations for a property.



Map

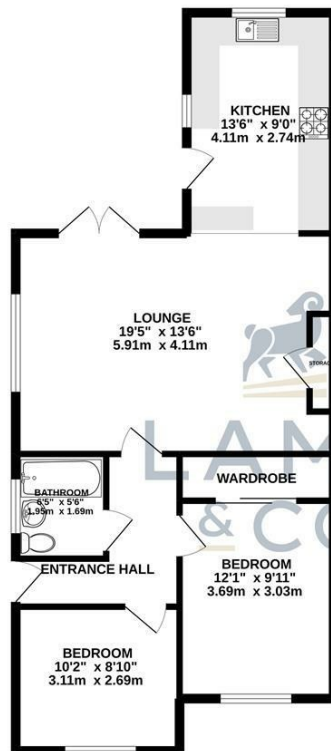


EPC Graphs



Floorplan

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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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