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GORSE LANE, CLACTON-ON-SEA, CO15 4RN PRICE £465,000

This charming four bedroom detached chalet in the sought-after location of Great Clacton. The property offers ample off-road parking, providing convenience for residents and guests, an en suite and dressing room to bedroom one. The property also boasts a generous size garden with a two bedroom annexe.

Four Bedrooms

- Great Clacton
- kina •

Two Bedroom Annexe

- Off Road Parking
- No Onward Chain

• EPC C



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRACNCE HALL



BEDROOM FOUR 10'6" x 10'3" (3.20m x 3.12m)



BEDROOM THREE 12'6" x 10'3" (3.81m x 3.12m)



BATHROOM 10'2" x 6'4" (3.10m x 1.93m)



BEDROOM TWO 13'5" x 10'3" (4.09m x 3.12m)





KITCHEN/BREAKFAST ROOM

16'1" x 14'6" (4.90m x 4.42m)



LOUNGE/DINER 25'2" x 14'5" (7.67m x 4.39m)



BEDROOM ONE 18'4" x 12'2" (5.59m x 3.71m)



ENSUITE 9'3" x 7'0" (2.82m x 2.13m)



OFFICE/DRESSING ROOM 13'0" x 8'6" (3.96m x 2.59m)



ANNEXE





LOUNGE 16'0" x 15'0" (4.88m x 4.57m)



KITCHEN 8'10" x 7'5" (2.69m x 2.26m)



SHOWER ROOM 7'0" x 6'8" (2.13m x 2.03m)



BEDROOM 10'9" x 9'4" (3.28m x 2.84m)



BEDROOM 10'5" x 9'6" (3.18m x 2.90m)



SAUNA





OUTSIDE FRONT



Council Tax Band: D Heating: Gas Services: Electricity, Gas and Water Broadband: Superfast Fibre Mobile Coverage: O2 Likely Construction: Standard Restrictions: No Rights & Easements: No Flood Risk: No Additional Charges: No Seller's Position: No onward chain Garden Facing: North East

OUTSIDE REAR



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.

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.

Additional Info



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EPC Graphs



Floorplan



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 sq.m.) approx.

Whils every attempt has been made to ensure the accuracy of the florpian contained here, measurements of docts, works, rooms and any other terms are approximate and no responsibility is taken to all yet not, of docts, works, rooms and any other terms are approximate and no responsibility is taken to all yet not, 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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