



HILLCREST, CLACTON-ON-SEA, CO15 4HU OFFERS IN EXCESS OF £275,000

****NO ONWARD CHAIN**** THREE BEDROOM DETACHED BUNGALOW in Great Clacton. situated close to Bursville primary school and easy reach of local amenities. with a conservatory it offers that extended living space.

- Three Bedrooms
- Detached Bungalow
- No Onward Chain
- Conservatory
- Off Road Parking
- EPC-D

OUTSIDE FRONT



LOUNGE

16'2" x 11'11" (4.93m x 3.63m)



ENTRANCE HALL

KITCHEN

12'8" x 10'4" (3.86m x 3.15m)



CONSERVATORY

17'x9'8" (5.18m x 2.95m)



UTILITY ROOM

6'4" x 4'5" (1.93m x 1.35m)

BEDROOM ONE

13'x10'9" (3.96m x 3.28m)



BATHROOM

7'2" x 5'5" (2.18m x 1.65m)



BEDROOM TWO

10'x8'6" (3.05m x 2.59m)



OUTSIDE REAR



BEDROOM THREE

10'9" x 6'2" (3.28m x 1.88m)



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

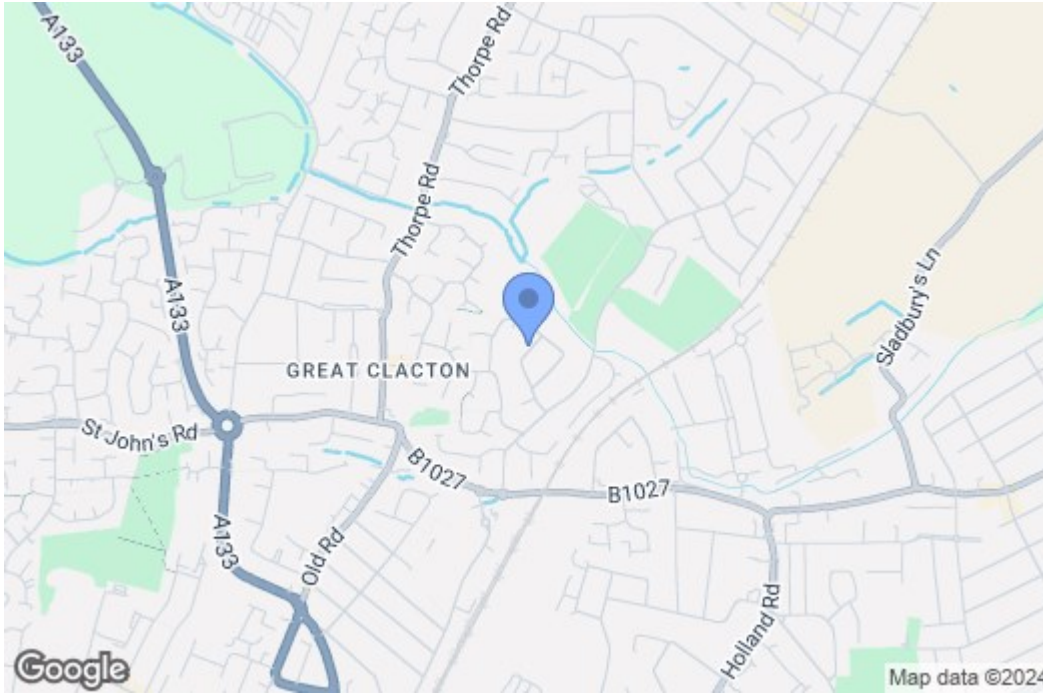
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

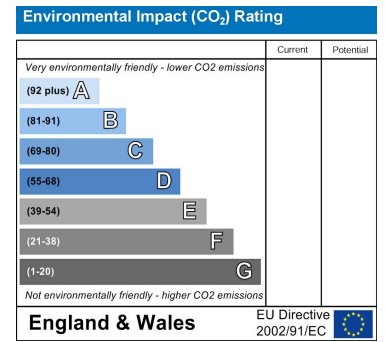
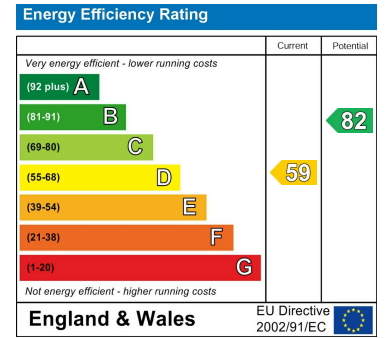
Council Tax Band: C
Heating: Gas Central
Services: all Mains
Broadband: Ultra Fast
Mobile Coverage: Vodaphone, O2,Free, Likely, EE
Limited
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Low
Additional Charges: N/A
Seller's Position: No onward chain
Garden Facing: North West



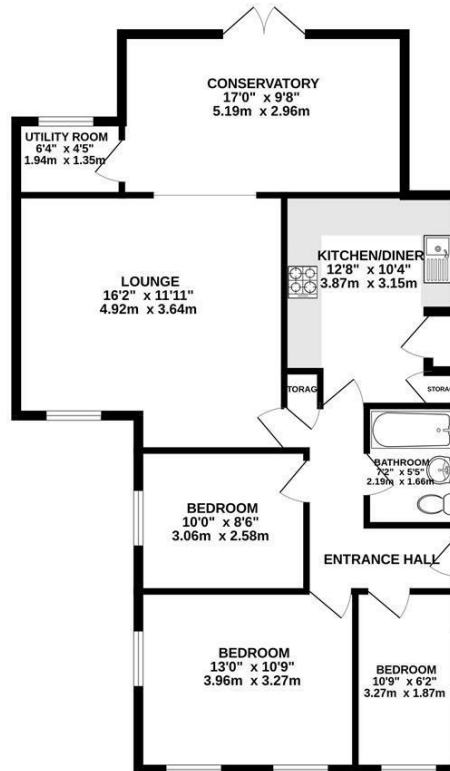
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 948 sq ft. (88.1 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 is given as to their operability or efficiency can be given.
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