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ST. MICHAELS ROAD, CLACTON-ON-SEA, CO16 0EN PRICE £415,000

A rare opportunity to acquire this three bedroom detached bungalow, nestled down a peaceful private road in the sought after village of Thorpe-Le-Soken. The property is being offered as 'chain free', whilst being just a short walk into the village centre with it's amenities including bars, restaurants and convenience stores.

- Three Bedrooms
- Garage & Off Road Parking
- ConservatoryChain Free

- Ensuite
- EPC TBC



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

15'7" x 11'0" (4.75m x 3.35m)



KITCHEN/DINING ROOM 22'4" x 12'4" (6.81m x 3.76m)



CONSERVATORY 14'6" 9'6" (4.42m 2.90m)



BATHROOM 7'0" 6'0" (2.13m 1.83m)



HALL





BEDROOM THREE

10'0" x 8'7" (3.05m x 2.62m)



BEDROOM TWO 13'0" x 10'7" (3.96m x 3.23m)

ENSUITE 7'0" x 3'0" (2.13m x 0.91m)



OUTSIDE FRONT



BEDROOM ONE 13'0" x 12'0" (3.96m x 3.66m)





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.

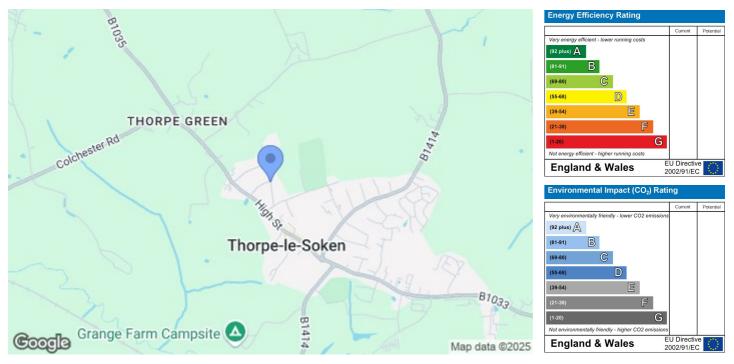
Material Information

Council Tax Band: D Heating: Oil Services: Mains water and sewage Broadband: Ultrafast Mobile Coverage: EE and O2 likely. Three and Vodafone limited. Construction: Conventional Restrictions: None Rights & Easements: None Flood Risk: Very Low Additional Charges: None Seller's Position: No onward chain Garden Facing: East

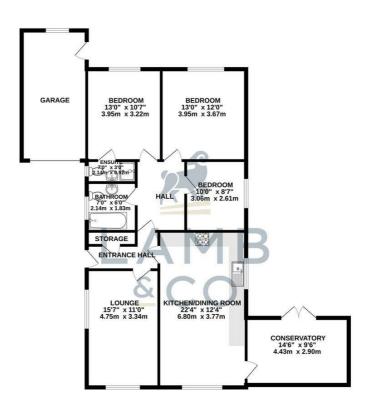


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EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx. White every attempt has been made to ensure the accuracy of the floorpain contained here, measurements of doos, windows, rooms and any other taxes are approximate and no responsibility takes the any error omission or ms-statement. The plan is for illustrative purposes only and should be used as such by any registredue purchase. The services, system and applications both wave not been tested and no parameter and the service system and applications both wave not been tested and no parameter the services system and applications both wave not been tested and no parameters of the services system and applications both wave not been tested and no parameters the services system and applications both wave not been tested and no parameters the services system and applications both wave not been tested and no parameters the services system and applications both wave not been tested and no parameters the services system and applications both the services system and the services system and applications both wave not been tested and no parameters the services system and applications both the services system and applications both the services system tested and no parameters the services system and applications both the services system testem and the services system and applications both the services system testem and applications both the services system and applications both the services system testem and the services both testem and applications both the services system and the services system and applications both testem and the services system and the services system and the services system and applications both testem and the services system and testem and the services system and the services system and the services system and testem and the services system and the services system and testem and the services system and testem and testem

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