



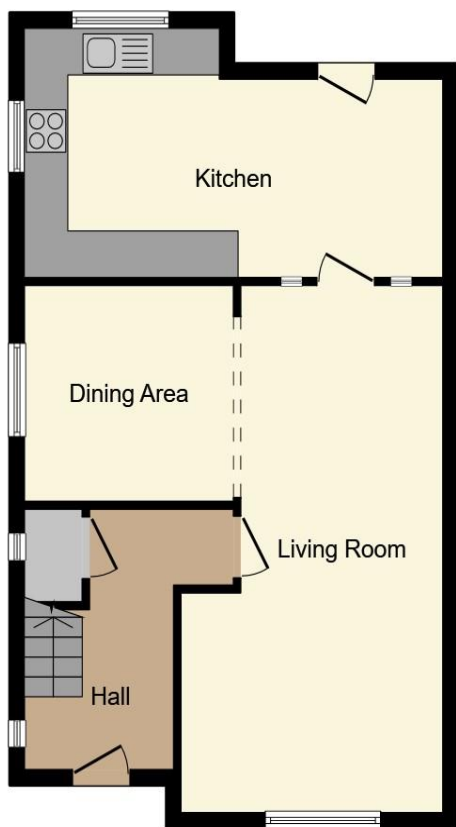
Vista Road, Clacton-On-Sea CO15 6AT

welcome to

Vista Road, Clacton-On-Sea

EAST CLACTON - This spacious Edwardian four bedroom semi detached home, is located in a favourable position within easy reach of Clacton Train Station, the sea front and town centre. The property benefits from off street parking, spacious living accommodation, and open fireplace. CALL TODAY

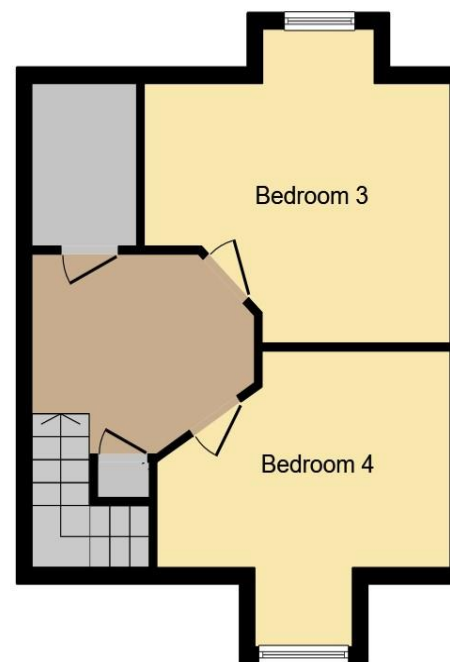




Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

12' 3" x 10' 6" (3.73m x 3.20m)

Dining Area

13' 7" x 9' 2" (4.14m x 2.79m)

Study Area

10' 4" x 8' 4" (3.15m x 2.54m)

Kitchen

17' 11" x 11' 1" (5.46m x 3.38m)

First Floor Landing

Wet Room

Bedroom One

12' 2" x 9' 3" (3.71m x 2.82m)

Bedroom Two

13' 2" x 10' 7" (4.01m x 3.23m)

Bedroom Three (2nd Floor)

12' x 8' (3.66m x 2.44m)

Bedroom Four (2nd Floor)

12' x 7' 3" (3.66m x 2.21m)

Front Garden

Rear Garden

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Vista Road, Clacton-On-Sea

- East Clacton
- Off Street Parking
- Four Bedrooms
- Spacious Living Accommodation
- Bay Fronted Bedroom

Tenure: Freehold EPC Rating: E

offers over

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS308851



Property Ref:
CTS308851 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01255 221212



clactononsea@williamhbrown.co.uk



64 Station Road, CLACTON-ON-SEA, Essex,
CO15 1SP



williamhbrown.co.uk