



Weeley Road, Little Clacton Clacton-On-Sea CO16 9EN

welcome to

Weeley Road, Little Clacton Clacton-On-Sea

NO ONWARD CHAIN - Recently refurbished and occupying an ample plot in the village of Little Clacton. Internally the property is well presented and offers ample living accommodation. The property is approached by a large driveway and substantial front garden. **CALL TODAY**





Living Room

15' 11" x 11' 11" (4.85m x 3.63m)

Dining Room

14' 10" x 8' 5" (4.52m x 2.57m)

Kitchen

10' 10" x 8' 10" (3.30m x 2.69m)

Conservatory

9' x 6' 7" (2.74m x 2.01m)

Bedroom 1

10' 11" x 10' (3.33m x 3.05m)

Bedroom 2

10' 10" x 8' 9" (3.30m x 2.67m)

Bathroom

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.

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Weeley Road, Little Clacton Clacton-On-Sea

- Garage And Off Road Parking
- Refurbished and Well Presented
- Village Location
- Mature and Ample Rear Garden
- Conservatory

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS306783



Property Ref:
CTS306783 - 0005

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.

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