



**Lyon Close, Clacton-On-Sea CO15 6EX**

**welcome to**

**Lyon Close, Clacton-On-Sea**

NO ONWARD CHAIN - This two bedroom over 55's bungalow, Benefits include a communal garden, residents parking and new carpets. Located on the EAST SIDE of Clacton. Easy access to town centre and seafront. CALL TODAY TO ARRANGE A VIEWING.





**Lounge/Diner**  
20' 3" x 15' 1" ( 6.17m x 4.60m )

**Kitchen**  
7' 7" x 7' 7" ( 2.31m x 2.31m )

**Bedroom 1**  
11' 4" x 10' 8" ( 3.45m x 3.25m )

**Bedroom 2**  
10' 6" x 8' 9" ( 3.20m x 2.67m )

**Bathroom**

**Agents Note**

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

## Lyon Close, Clacton-On-Sea

- No Onward Chain
- Over 55's
- East Clacton
- Residents Parking
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CTS309264 - 0004

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.



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