



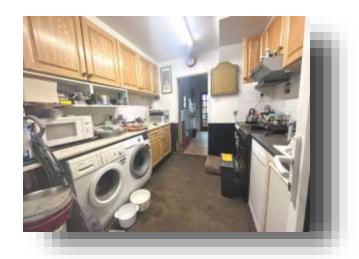


welcome to

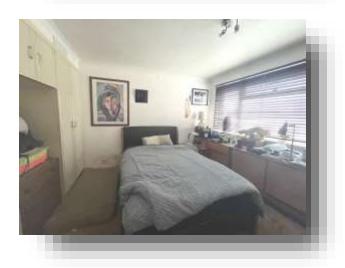
Flatford Drive, CLACTON-ON-SEA

INVESTMENT OPPORTUNITY - Requiring modernisation, this three bedroom semi detached REQUIRES MODERNISATION THROUGHOUT. Benefiting from off road parking and GARAGE. The property will be sold with the exiting tenant in situ. CALL TO ARRANGE A VIEWING













Lounge

22' 3" x 11' 11" (6.78m x 3.63m)

Double glazed windows to front and rear aspects.

Kitchen

8' 9" x 8' 7" (2.67m x 2.62m)

Double glazed window to rear aspect, wall and base units.

Bedroom 1

11' 11" x 11' 7" (3.63m x 3.53m)

Double glazed window to front aspect.

Bedroom 2

11' 11" x 9' 5" (3.63m x 2.87m)

Double glazed window to rear aspect.

Bedroom 3

6' 8" x 6' 7" (2.03m x 2.01m)

Double glazed window to front aspect.

Bathroom

Double glazed window to rear aspect, bath, wc and wash hand basin.





welcome to

Flatford Drive, CLACTON-ON-SEA

- Sold With Tenant in Situ
- In Need of Modernisation
- Three Bedroom
- Garage and Off Road Parking
- Ideal Investment

Tenure: Freehold EPC Rating: E

£190,000









view this property online williamhbrown.co.uk/Property/CTS309234



Property Ref: CTS309234 - 0003 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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