



**Flatford Drive, CLACTON-ON-SEA CO16 8BT**

**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.



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## 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CTS309234 - 0003

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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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