



**Wellesley Road, Clacton-On-Sea CO15 3PP**

**welcome to**

**Wellesley Road, Clacton-On-Sea**

WELL PRESENTED THROUGHOUT - Since being completely refurbished by the current owner, this home stands out! This spacious VICTORIAN home is situated within walking distance of the TOWN CENTER and the local TRAIN STATION. The property further benefits from OFF ROAD PARKING. CALL TODAY TO VIEW.





**Entrance Hall**

**Cloakroom**

**Lounge**

13' 4" x 13' 11" ( 4.06m x 4.24m )

**Kitchen/Diner**

21' 3" x 10' 11" ( 6.48m x 3.33m )

**Sitting Room**

17' 10" x 9' 11" ( 5.44m x 3.02m )

**Utility Cupboard**

**Bedroom 4**

12' 7" x 9' 10" ( 3.84m x 3.00m )

**Bedroom 1**

16' 8" x 13' 4" ( 5.08m x 4.06m )

**Bedroom 2**

10' 10" x 10' 1" ( 3.30m x 3.07m )

**Bedroom 3**

10' 10" x 10' 1" ( 3.30m x 3.07m )

**Bathroom**

**Front Garden**

**Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Wellesley Road, Clacton-On-Sea

- Four Double Bedrooms
- Modern and Well Presented Throughout
- Ground Floor Cloakroom
- Off Street Parking
- Two Reception Rooms and a Utility Room

Tenure: Freehold EPC Rating: D

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS309308](http://williamhbrown.co.uk/Property/CTS309308)



Property Ref:  
CTS309308 - 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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