



**Groom Park, Clacton-On-Sea CO15 3NN**

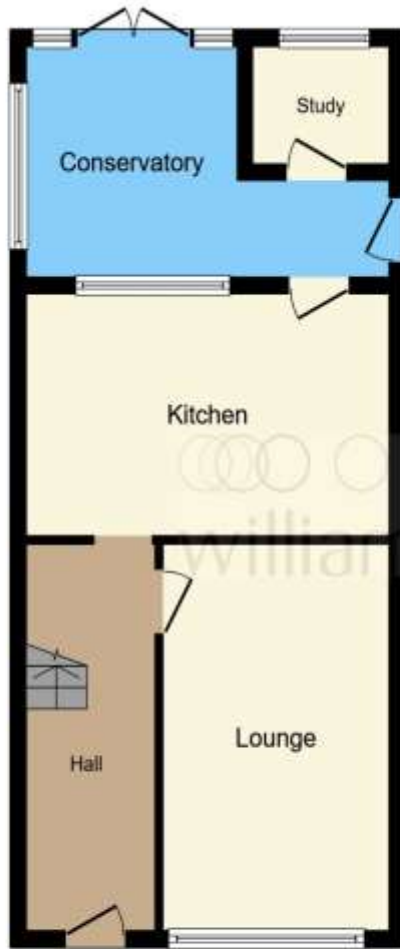
**welcome to**

**Groom Park, Clacton-On-Sea**

This 3 Bedroom Mid Terrace House is offered with NO ONWARD CHAIN, the property is in need of modernisation and it offers a Conservatory, Bathroom with Separate WC and Off Street Parking, CALL NOW TO VIEW.







**Ground Floor**



**First Floor**

**Lounge**

15' 7" x 12' 3" ( 4.75m x 3.73m )

**Kitchen**

15' 8" x 9' 9" ( 4.78m x 2.97m )

**Conservatory**

15' 8" x 9' 3" ( 4.78m x 2.82m )

**Study**

**Bedroom 1**

12' 8" x 8' 6" ( 3.86m x 2.59m )

**Bedroom 2**

9' 3" x 7' 8" ( 2.82m x 2.34m )

**Bedroom 3**

9' 6" x 6' 9" ( 2.90m x 2.06m )

**Bathroom**

**Separate Wc**

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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## Groom Park, Clacton-On-Sea

- 3 Bedrooms
- No Onward Chain
- In Need of Modernisation
- Off Street Parking
- Bathroom & Separate WC

Tenure: Freehold EPC Rating: F

**£195,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS309391](http://williamhbrown.co.uk/Property/CTS309391)



Property Ref:  
CTS309391 - 0002

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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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