

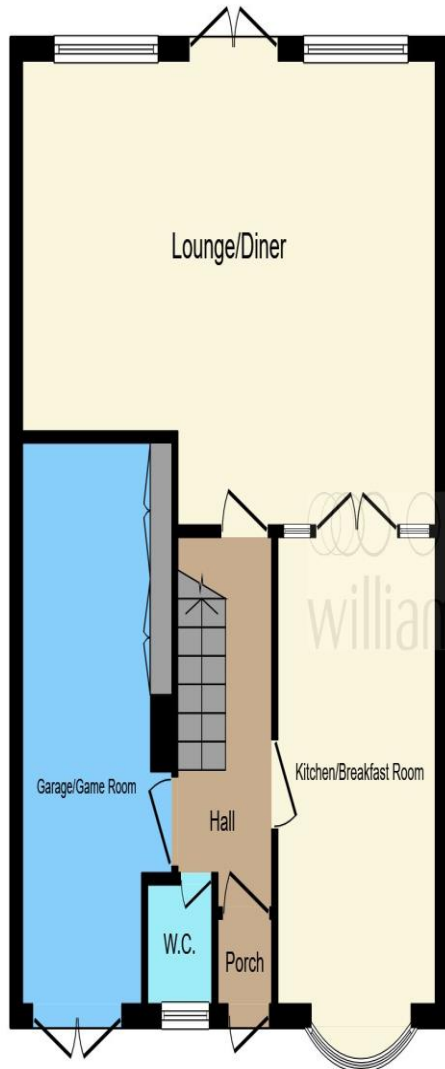


Woodlands Rise, Weeley CLACTON-ON-SEA CO16 9JY

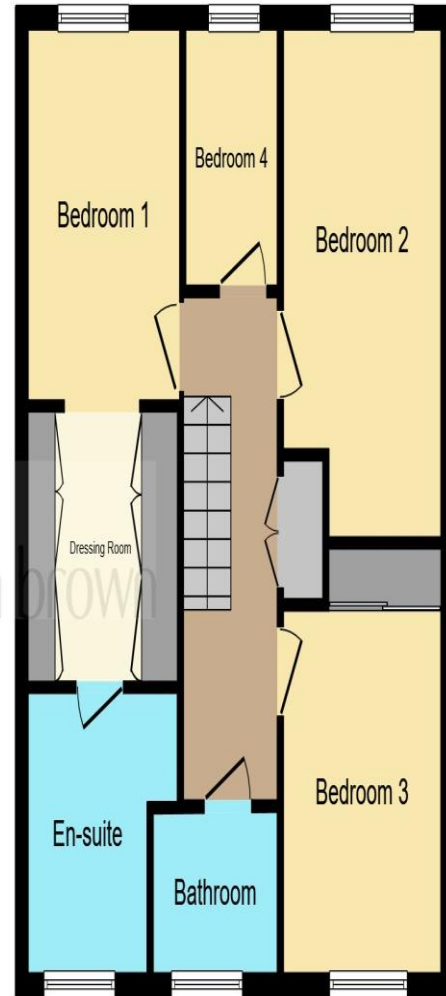
welcome to
Woodlands Rise, Weeley CLACTON-ON-SEA

CUL DE SAC POSITION - This well presented and spacious family home is situated in the popular village location of Weeley. Featuring four double bedrooms, ensuite and dressing room to the main bedroom and a 16'5 kitchen dining room. VIEWING IS HIGHLY RECOMMENDED.





Ground Floor



First Floor

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.



Lounge/Diner

28' 7" x 12' 8" (8.71m x 3.86m)

Kitchen/Breakfast Room

16' 5" x 10' 7" (5.00m x 3.23m)

Cloakroom

4' 10" x 4' 3" (1.47m x 1.30m)

Bedroom 1

13' 10" x 10' 5" (4.22m x 3.17m)

Dressing Room

10' 5" x 7' (3.17m x 2.13m)

En Suite

8' 10" x 8' 7" (2.69m x 2.62m)

Bedroom 2

17' 4" x 10' 9" (5.28m x 3.28m)

Bedroom 3

11' 2" x 10' 9" (3.40m x 3.28m)

Bedroom 4

9' 9" x 7' 1" (2.97m x 2.16m)

Bathroom

8' 10" x 5' 5" (2.69m x 1.65m)

Garage/Games Room

18' 3" x 8' 8" (5.56m x 2.64m)

Garden

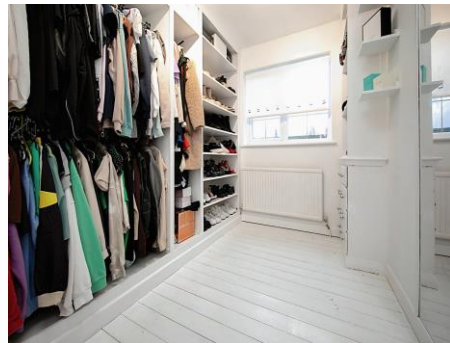
welcome to

Woodlands Rise, Weeley CLACTON-ON-SEA

- Four Bedrooms
- Dressing Room & Ensuite To Main Bedroom
- Ground Floor WC
- Village Location
- Off Street Parking

Tenure: Freehold EPC Rating: D

£360,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS309473



Property Ref:
CTS309473 - 0002

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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