



**Coopers Lane, Clacton-On-Sea CO15 2BY**

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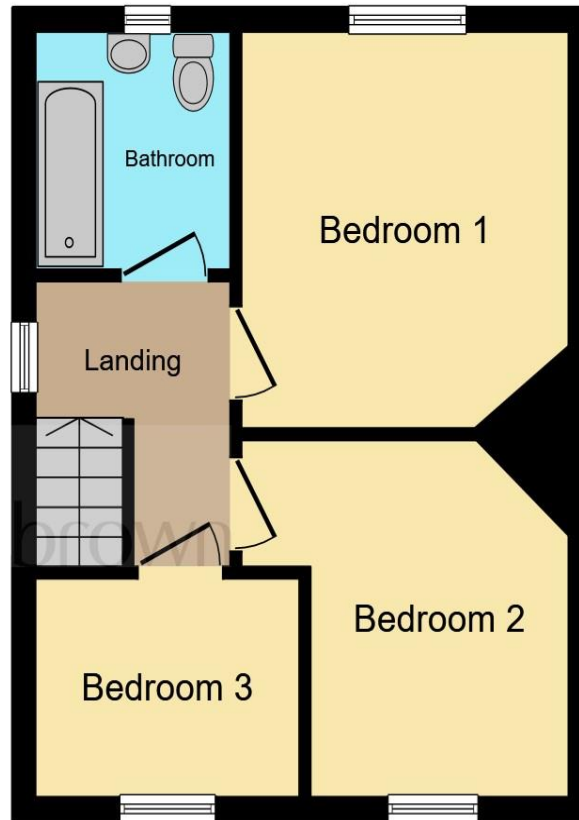
**Coopers Lane, Clacton-On-Sea**

FAMILY HOME WITH LARGE REAR GARDEN - Situated close to local amenities and within walking distance to local schools. The property is well presented and benefits from OFF ROAD PARKING AND A GARAGE. Internally the property has a kitchen/diner and bay fronted lounge. CALL TO ARRANGE A VIEWING.





**Ground Floor**



**First Floor**

**Living Room**

14' 9" x 11' 9" ( 4.50m x 3.58m )

**Kitchen/Diner**

17' 8" x 11' 9" ( 5.38m x 3.58m )

**Bedroom 1**

12' x 11' 2" ( 3.66m x 3.40m )

**Bedroom 2**

11' 9" x 11' 1" ( 3.58m x 3.38m )

**Bedroom 3**

8' 9" x 8' 4" ( 2.67m x 2.54m )

**Bathroom**

**Garage**

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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## Coopers Lane, Clacton-On-Sea

- Garage and Off Road Parking
- Close To Local Shops and Amenities
- Walking Distance To Local Schools and Nurseries
- Substantial Enclosed Rear Garden
- Kitchen Diner

Tenure: Freehold EPC Rating: D

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS309471](http://williamhbrown.co.uk/Property/CTS309471)



Property Ref:  
CTS309471 - 0006

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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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