



**Leas Road, Clacton-On-Sea CO15 1DT**



**welcome to**

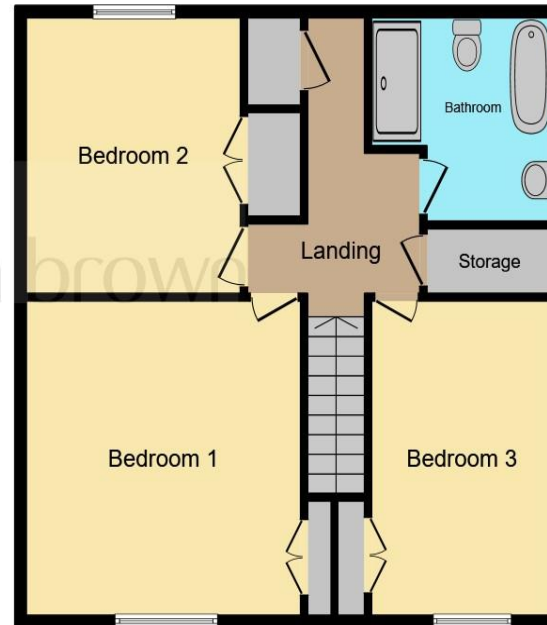
**Leas Road, Clacton-On-Sea**

COMPLETELY RENOVATED THROUGHOUT - Within easy reach of the seafront and local amenities, this four bedrooms semi detached property, benefits from ample off street parking and a garage. Internally the property has undergone complete refurbishment by the current owner. CALL NOW TO ARRANGE A VIEWING.





**Ground Floor**



**First Floor**

**Living Room**

13' 3" x 11' 10" ( 4.04m x 3.61m )

**Kitchen**

11' 10" x 11' 5" ( 3.61m x 3.48m )

**Conservatory**

12' 5" x 11' 5" ( 3.78m x 3.48m )

**Study/Bedroom 4**

10' x 9' 7" ( 3.05m x 2.92m )

**Bedroom 1**

13' 6" x 12' 8" ( 4.11m x 3.86m )

**Bedroom 2**

11' 10" x 9' 11" ( 3.61m x 3.02m )

**Bedroom 3**

13' 6" x 8' 4" ( 4.11m x 2.54m )

**Bathroom**

**Front Garden**

**Rear Garden**

**Agents Note**

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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## Leas Road, Clacton-On-Sea

- Well Presented Throughout
- Modern Decorative Order
- Modern Kitchen and Bathroom
- Four Bedrooms
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: E

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS309222](https://www.williamhbrown.co.uk/Property/CTS309222)



Property Ref:  
CTS309222 - 0004

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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.



william h brown



**01255 221212**



[clactononsea@williamhbrown.co.uk](mailto:clactononsea@williamhbrown.co.uk)



64 Station Road, CLACTON-ON-SEA, Essex,  
CO15 1SP



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**