

Gladstone Cottage The Green, Tendring Clacton-On-Sea CO16 0BU



welcome to

Gladstone Cottage The Green, Tendring Clacton-On-Sea

Discover Gladstone Cottage, a charming village retreat. Enjoy peaceful countryside living with easy access to amenities, excellent schools and direct train links to London and Colchester. Explore local pubs, cafes, parks, and scenic trails. CALL TODAY TO VIEW.



















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

Entrance Porch

Living Room 17' 9" x 17' 5" (5.41m x 5.31m)

Dining Room 12' 6" x 10' 2" (3.81m x 3.10m)

Kitchen 12' 6" x 12' 6" (3.81m x 3.81m)

Conservatory 13' 4" x 8' 6" (4.06m x 2.59m)

Bathroom Ground Floor

First Floor Bathroom

Bedroom 1 15' 2" x 12' 11" (4.62m x 3.94m)

Bedroom 2 12' 6" x 12' 6" (3.81m x 3.81m)

Bedroom 3 12' 6" x 7' 10" (3.81m x 2.39m)

Bedroom 4 8' 10" x 6' 7" (2.69m x 2.01m)

Workshop 20' 5" x 11' 3" (6.22m x 3.43m)

Office 20' 2" x 11' 9" (6.15m x 3.58m)

Garage

- - -

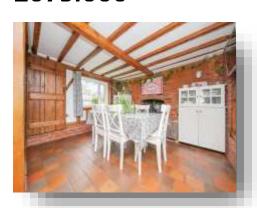
welcome to

Gladstone Cottage The Green, Tendring Clacton-On-Sea

- Approx 0.5 Acres
- **Beautiful Countryside Views**
- Well Presented
- Garden Office & Potting Shed
- Air Source Heat Pump

Tenure: Freehold EPC Rating: C Council Tax Band: E

offers in the region of £675.000





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Property Ref:

CTS309959 - 0005

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



