

Slade Road, Holland-On-Sea Clacton-On-Sea CO15 5EQ

william h brown

welcome to

Slade Road, Holland-On-Sea Clacton-On-Sea

PUBLIC NOTICE - The vendor has been in receipt of an offer of £210,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.













Lounge

15' x 12' 5" (4.57m x 3.78m) double glazed window at the rear facing garden, radiator

Kitchen

9' 4" x 8' 10" (2.84m x 2.69m) Matching wall and base units with square edge worktops and tiled splash back, boiler, stainless steel sink with mixer taps and drainer, double glazed window at the rear facing garden, door with access to rear and front gardens.

Bedroom 1

13' x 12' (3.96m x 3.66m) double glazed window at the front, radiator

Bedroom 2

11' x 9' 7" (3.35m x 2.92m) double glazed window at the side, radiator

Bathroom

Fully tiled, pedestal wash hand basin, bath with mixer taps and shower attachment, radiator, double glazed window at the side

Seperate Wc Low level WC, double glazed window at the side

Garden Room Access via rear garden

Garage/Storage Room Currently being used as a store room with internal entry, window to front, radiator

Front Garden Rear Garden South facing rear garden with mature shrubs, shed and green house. Access to garden room





welcome to

Slade Road, Holland-On-Sea Clacton-On-

Sea

- In Need of Modernisation
- Two Bedroom
- Semi Detached Bungalow
- Off Street Parking & Car Port
- Holland-On-Sea

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

£214,950





view this property online williamhbrown.co.uk/Property/CTS310039



Property Ref:

CTS310039 - 0006

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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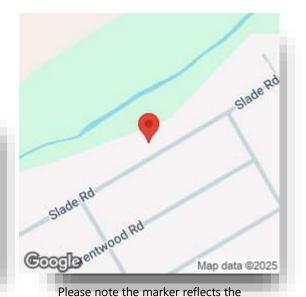
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postcode not the actual property