



**Merrilees Crescent, Holland-On-Sea Clacton-On-Sea CO15 5XY**

**welcome to**

**Merrilees Crescent, Holland-On-Sea Clacton-On-Sea**

WELL PRESENTED - Situated in the sought after Holland-On-Sea this THREE BEDROOM DETACHED BUNGALOW is being offered for sale. This well presented bungalow needs to be viewed to be fully appreciated CALL TODAY TO ARRANGE A VIEWING.







## Entrance Hall

## Lounge

14' 9" x 10' 9" ( 4.50m x 3.28m )

## Kitchen

14' 7" x 9' 8" ( 4.45m x 2.95m )

## Bedroom 1

11' 9" x 11' ( 3.58m x 3.35m )

## Bedroom 2

11' 6" x 8' ( 3.51m x 2.44m )

## Bedroom 3/Dining Room

12' 5" x 8' 4" ( 3.78m x 2.54m )

## Bathroom

## Outside Front

## Outside Rear

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)

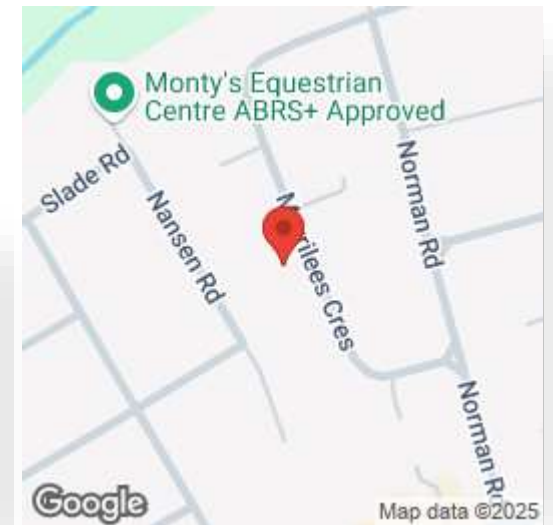
welcome to

## Merrilees Crescent, Holland-On-Sea Clacton-On-Sea

- Detached Bungalow
- Three Bedrooms
- No Onward Chain
- Holland-On-Sea
- Gas Central Heating

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

offers in excess of  
**£270.000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS309603](http://williamhbrown.co.uk/Property/CTS309603)



Property Ref:  
CTS309603 - 0010

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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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