



**Gainsborough Close, CLACTON-ON-SEA CO16 8DW**

**welcome to**

**Gainsborough Close, CLACTON-ON-SEA**

IMPRESSIVE BUNGALOW - Located in a CUL DE SAC POSITION. Internally the property is presented to a high standard having been improved by the current vendor. The modern fitted kitchen opens out via bi-fold doors, onto the ample rear garden. INTERNAL INSPECTION IS ADVISED.





### Entrance Hall

### Living/Kitchen Breakfast Room

23' 1" x 16' 6" ( 7.04m x 5.03m )

### Bedroom 1

11' 9" x 10' 6" ( 3.58m x 3.20m )

### Bedroom 2

11' 8" x 10' 4" ( 3.56m x 3.15m )

### Bedroom 3

17' 5" x 7' 3" ( 5.31m x 2.21m )

### Bathroom

### Front Garden

### Rear Garden

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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## Gainsborough Close, CLACTON-ON-SEA

- Well Presented
- Close To Local Amenities, Bus Routes and Shops
- Cul De Sac Position
- Well Presented
- Hardstanding Driveway

Tenure: Freehold EPC Rating: C

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CTS307122 - 0002

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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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