



Rolph Close, Thorpe-Le-Soken Clacton-On-Sea CO16 0NS

welcome to

Rolph Close, Thorpe-Le-Soken Clacton-On-Sea

NO ONWARD CHAIN This Charming 3 Bedroom Detached Bungalow is situated in a quiet and desirable location. Featuring a double garage and a lovely mature garden. Offering an excellent opportunity for modernisation, ideal for buyers looking to add their personal touch. KEYS TO VIEW



Entrance Hall

Doors to all rooms, storage cupboard, radiator, loft hatch.

Lounge

Feature fireplace, 2 radiators,

Kitchen

Wall and base units, tiled splashbacks, stainless steel sink and drainer, space for washing machine, boiler, radiator, door to conservatory.

Conservatory

Fully UPVC, tiled flooring, door to garden.

Bedroom 1

Double glazed window to rear aspect, fitted wardrobes, radiator.

Bedroom 2

Double glazed window to rear aspect, radiator.

Bedroom 3

Patio doors onto garden, radiator.

Bathroom

Double glazed window to rear aspect, fully tiled, shower, wc, wash hand basin, radiator.

Front Garden

Double garage x 2 up and over doors.

Rear Garden

L shaped garden, mature plants and shrubs, mainly laid to lawn, pond.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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Rolph Close, Thorpe-Le-Soken Clacton-On-Sea

- In Need of Modernisation
- Detached Bungalow
- Three Bedrooms
- Double Garage
- Village Location

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

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CTS310113 - 0003

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

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william h brown



01255 221212



clactononsea@williamhbrown.co.uk



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



williamhbrown.co.uk