



**Watson Road, Clacton-On-Sea CO15 3BP**

**welcome to**

**Watson Road, Clacton-On-Sea**

WELL PRESENTED - This 1930's semi detached home, has been lovingly improved by the current owners and features a modern bathroom and kitchen. Externally, the rear enclosed garden extends to approx. 80'. Permit parking is available and the property is located on a no through road. CALL TODAY.





**Ground Floor**



**First Floor**

### **Entrance Hall**

### **Lounge**

16' x 10' 1" ( 4.88m x 3.07m )

### **Kitchen/Diner**

17' 7" x 15' 9" ( 5.36m x 4.80m )

### **Cloakroom**

### **Bedroom 1**

16' 8" x 8' 7" ( 5.08m x 2.62m )

### **Bedroom 2**

10' 11" x 9' 10" ( 3.33m x 3.00m )

### **Bedroom 3**

9' 10" x 7' 2" ( 3.00m x 2.18m )

### **Bathroom**

### **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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## Watson Road, Clacton-On-Sea

- Easy Access To Town Centre and Train Station
- Well Presented Throughout
- Modern Fitted Kitchen With Breakfast Bar
- Approx 80' Garden
- Close To Local Schools and Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CTS310098 - 0005

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