



**Auger Road, Clacton-On-Sea CO16 9GN**



**welcome to**

**Auger Road, Clacton-On-Sea**

OFF ROAD PARKING & CONSERVATORY - This three bedroom semi detached home, is located in the sought after village of LITTLE CLACTON. The property benefits from an ensuite to bedroom one, an ample rear garden and off road parking. CALL TODAY TO ARRANGE A VIEWING



**Entrance Hall**

Stairs to first floor, radiator

**Cloakroom**

Low level WC, Double Glazed Obscure window at the front, pedestal wash hand basin with mixer taps, radiator

**Living Room**

14' 3" x 12' ( 4.34m x 3.66m )

Double glazed window at the front, radiator, understairs cupboard

**Kitchen/Diner**

15' 3" x 8' 8" ( 4.65m x 2.64m )

Matching wall and base units with roll edge worktops, tiled splashback, stainless steel sink with mixer taps and drainer, double glazed window at the rear facing the garden, integrated dishwasher, washing machine, fridge freezer, oven gas hob and hood, radiator, patio doors into conservatory

**Conservatory**

Double glazed windows, french doors to side aspect leading to garden

**Landing**

Storage cupboard, loft hatch, radiator

**Bedroom One**

12' x 9' 5" ( 3.66m x 2.87m )

Double Glazed window at the front, built in storage cupboard, radiator

**En-Suite**

Part-tiled, single shower with mixer taps, low level WC, pedestal wash hand basin, radiator, double glazed obscure window at the front

**Bedroom Two**

9' 2" x 7' 5" ( 2.79m x 2.26m )

Double glazed window at the rear, radiator

**Bedroom Three**

5' 8" x 7' 5" ( 1.73m x 2.26m )

Double glazed window at the rear, radiator

**Bathroom**

Obscure double glazed window at the side, part-tiled, bath with mixer taps and shower over, low level WC, pedestal wash hand basin, radiator

**Outside**

The rear garden is mainly laid to lawn with a patio area and shed, side access with gate

**Parking area**

To the right-side of the property there is an allocated parking area with space for multiple vehicles



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## Auger Road, Clacton-On-Sea

- Well Presented
- Three Bedrooms
- Off Road Parking
- Conservatory
- Balance of New Build Warranty

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

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CTS310140 - 0003

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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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