

Auger Road, Clacton-On-Sea CO16 9GN

## welcome to

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

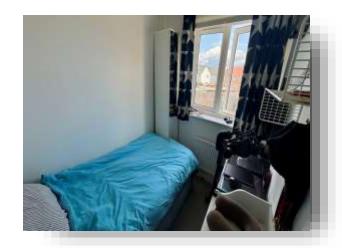
OFF ROAD PARKING & CONSERVATORY - This three bedroom semi detached home, is located in the sought after village of LITTLE CLACTON. The property benefits from an ensuite to bedroom one, an ample rear garden and off road parking. CALL TODAY TO ARRANGE A VIEWING













#### **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**

 $9' 2" \times 7' 5" (2.79m \times 2.26m)$ 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, parttiled, 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









postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310140



Property Ref: CTS310140 - 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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