



Turpins Avenue, Holland On Sea Clacton-On-Sea CO15 5HE

welcome to

Turpins Avenue, Holland On Sea Clacton-On-Sea

LOVELY FAMILY HOME. Older style 3 bedroom semi detached house, within minutes of the beach and local shops. The property is offered in fabulous condition and an INTERNAL INSPECTION IS STRONGLY RECOMMENDED.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Cloakroom

Lounge

13' 6" x 12' 2" (4.11m x 3.71m)

Dining Room

11' 4" x 11' 3" (3.45m x 3.43m)

Garden Room

20' x 10' 4" (6.10m x 3.15m)

Kitchen

8' 9" x 8' (2.67m x 2.44m)

Bedroom 1

13' 7" x 12' 2" (4.14m x 3.71m)

Bedroom 2

14' x 10' 4" (4.27m x 3.15m)

Bedroom 3

11' 2" x 7' 4" (3.40m x 2.24m)

Shower Room

Seperate Wc

Front Garden

Rear Garden

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Turpins Avenue, Holland On Sea Clacton-On-Sea

- Extended
- Close to Seafront
- Family Home
- 3 Bedrooms
- 3 Reception Rooms

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

£365,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310123



Property Ref:
CTS310123 - 0004

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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