



Orchard House Heath Road, Tendring CLACTON-ON-SEA CO16 0BX



welcome to

Orchard House Heath Road,Tendring CLACTON-ON-SEA

NO ONWARD CHAIN - Family home in sought-after Tendring village. Features include spacious living areas, ensuite bedrooms, utility room, private garden and off-road parking. Close to A120, top-rated school and scenic countryside with easy access to Manningtree and Colchester.



Entrance Hall

Lounge

15' 10" x 12' 7" (4.83m x 3.84m)

Double glazed window to front aspect,

Kitchen/Diner

22' 5" x 16' 5" (6.83m x 5.00m)

French doors to rear aspect,

Utility Room

10' 4" x 7' (3.15m x 2.13m)

Double glazed window to rear aspect, wall and base units, door to rear aspect, boiler.

Cloakroom

Wash hand basin and wc.

Bedroom 1

16' 5" x 12' 6" (5.00m x 3.81m)

Double glazed window to rear aspect.

Ensuite

Shower Room, wc and wash hand basin.

Dressing Room

8' 6" x 5' 6" (2.59m x 1.68m)

Bedroom 2

18' 2" x 10' 7" (5.54m x 3.23m)

Double glazed window to front aspect.

Ensuite

Double glazed window to front aspect, shower, wc and wash hand basin.

Bedroom 3

18' 9" x 10' 5" (5.71m x 3.17m)

Double glazed window to front aspect.

Bedroom 4

13' 9" x 10' 5" (4.19m x 3.17m)

Double glazed window to front aspect.

Bathroom

Double glazed window to rear aspect, bath with shower over, wash hand basin, wc.



view this property online williamhbrown.co.uk/Property/CTS308462



welcome to

Orchard House Heath Road, Tendring CLACTON-ON-SEA

- Four Bedrooms
- Ensuite
- Juliet Balcony Off of Bedroom One
- Garage and Off Road Parking
- Summerhouse In Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£480,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS308462



Property Ref:
CTS308462 - 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.

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.



william h brown



01255 221212



clactononsea@williamhbrown.co.uk



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



williamhbrown.co.uk