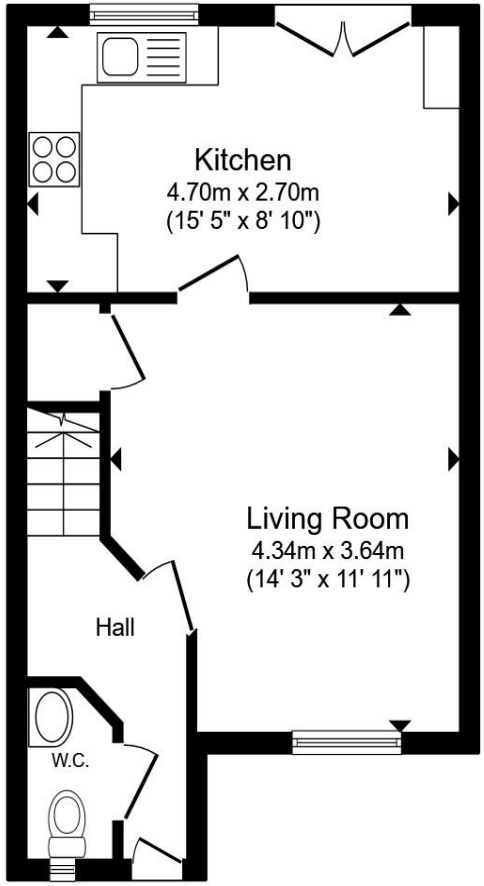
Shingle Way, Clacton-On-Sea CO16 9GF

william
h brown

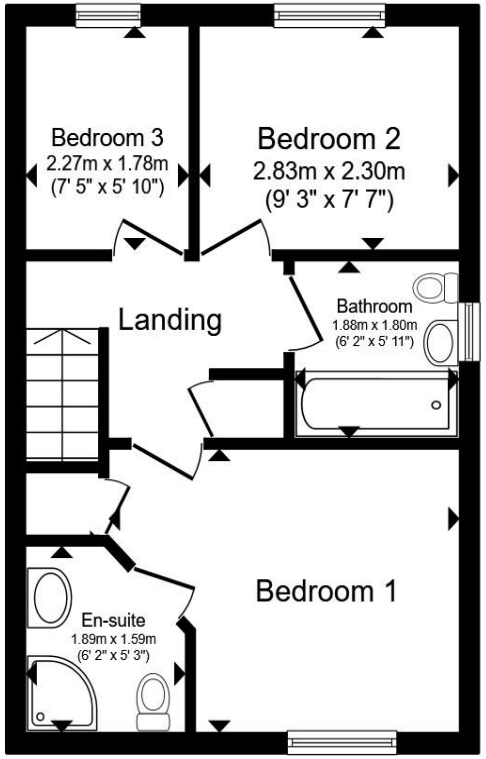
welcome to

Shingle Way, Clacton-On-Sea

IMMACULATELY PRESENTED - This three-bedroom semi-detached house on the popular Flint Grange development in Little Clacton is offered to the market. Having had just one owner from new, the property has been maintained to an exceptional standard and feels almost brand new throughout.



Ground Floor



First Floor

Entrance Hall

Cloakroom

Living Room
14' 3" x 11' 11" (4.34m x 3.63m)

Kitchen/Diner
15' 5" x 8' 10" (4.70m x 2.69m)

Bedroom 1
12' 6" x 9' 5" (3.81m x 2.87m)

Ensuite

Bedroom 2
9' 3" x 7' 7" (2.82m x 2.31m)

Bedroom 3
7' 5" x 5' 10" (2.26m x 1.78m)

Bathroom
6' 2" x 5' 11" (1.88m x 1.80m)

Rear Garden

Total floor area 69.4 m² (747 sq.ft.) approx

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.propertybox.io

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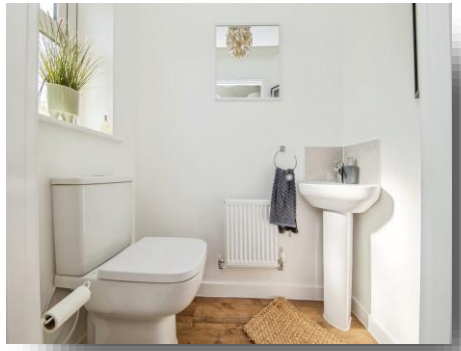
Shingle Way, Clacton-On-Sea

- Three Bedrooms
- Large Well maintained rear garden & patio
- EV Charger
- Driveway for 2 cars
- Only a few years old

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

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310929

The Property Ombudsman

Property Ref:
CTS310929 - 0005

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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