



BE
THICKBRO

Legerton Drive, Clacton-on-sea, CO16 8GB

£270,000

Blake & Thickbroom are pleased to be offering for sale this four-bedroom link-detached house, which offers spacious and versatile accommodation throughout. Benefiting from a desirable westerly-facing rear garden, ideal for enjoying afternoon and evening sun, the property also provides off-road parking for two cars. Offered with no onward chain, it presents an excellent opportunity for buyers seeking a smooth and straightforward move.

Entrance Hall

Lounge - 4.34m x 3.56m (14'3" x 11'8")

Kitchen - 3.91m x 3.53m (12'10" x 11'7")

Utility Room

Downstairs WC

Landing

Bedroom One - 3.86m x 2.97m (12'8" x 9'9")

Ensuite - 2.97m x 1.47m (9'9" x 4'10")

Bedroom Two - 3.28m x 2.62m (10'9" x 8'7")

Bedroom Three - 2.57m x 2.39m (8'5" x 7'10")

Bedroom Four - 2.54m x 2.16m (8'4" x 7'1")

Bathroom - 1.93m x 1.91m (6'4" x 6'3")

Garden

Property Type: Semi Detached House

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- SOLO AGENTS!
- FOUR BEDROOM LINK DETACHED HOUSE
- 14,3 X 11,8 LOUNGE
- 12,10 X 11,7 KITCHEN
- PARKING FOR TWO CARS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- WESTERLY FACING GARDEN

Material information for this property:

Tenure is Freehold.

Council Tax Band: C.

EPC: C.

Services connected:

Electricity: Yes.

Gas: Yes.

Water: Yes.

Sewerage type: Mains.

Telephone and broadband coverage: Unknown.

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: No.

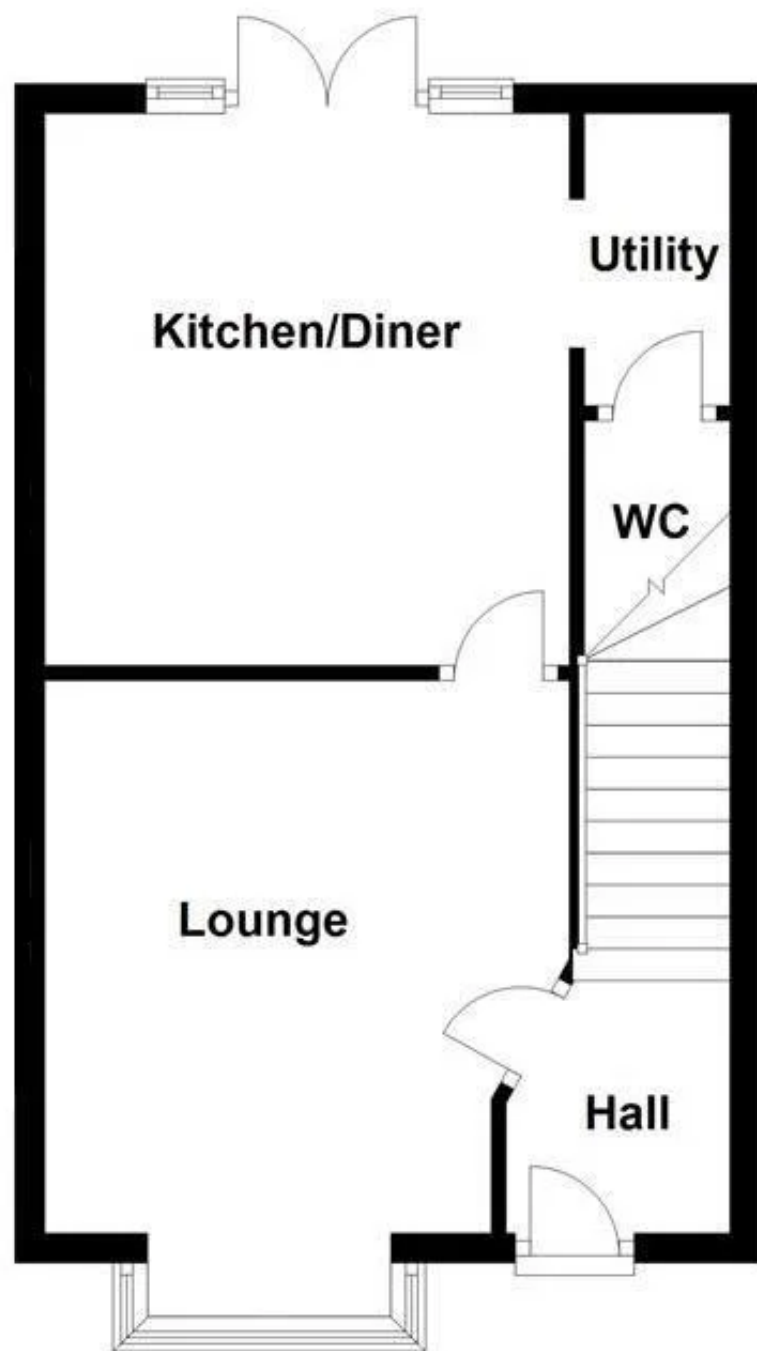
Non standard property features to note: No.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.





Ground Floor



First Floor

