

St. Johns Road, Clacton-On-Sea CO16 8BJ

william h brown

welcome to

St. Johns Road, Clacton-On-Sea

GUIDE PRICE - £400,000 - £450,000 - This beautifully presented home offers spacious and versatile accommodation, having been fully renovated within the last two years to an exceptional standard.











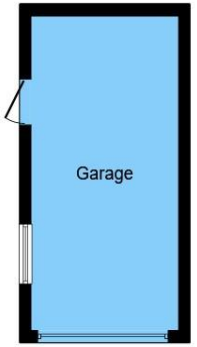




Ground Floor



First Floor



Garage

william h brown

Entrance Hall

Cloakroom

Living Room
17' x 14' 3" (5.18m x 4.34m)

Kitchen/Diner
15' 11" x 9' 8" (4.85m x 2.95m)

Dining Room
16' 7" x 14' 2" (5.05m x 4.32m)

Utility Room
9' 8" x 5' 4" (2.95m x 1.63m)

Conservatory
24' x 17' 7" (7.32m x 5.36m)

Bedroom 1
14' 4" x 11' 5" (4.37m x 3.48m)

Ensuite

Bedroom 2
14' 5" x 9' 5" (4.39m x 2.87m)

Bedroom 3
16' 2" x 8' 4" (4.93m x 2.54m)

Bedroom 4/Study
14' 3" x 6' 8" (4.34m x 2.03m)

Bathroom

Garage
18' 3" x 9' (5.56m x 2.74m)

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.focalagent.com

welcome to

St. Johns Road, Clacton-On-Sea

- Recently renovated throughout – new flooring, kitchen and décor
- Four generous bedrooms, including a master with en-suite
- Two reception rooms plus a bright conservatory
- Modern fitted kitchen and separate utility room
- Contemporary family bathroom and downstairs cloakroom

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

guide price

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310356

The Property Ombudsman

Property Ref:
CTS310356 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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