

Farmleigh Avenue, Clacton on Sea CO15 4UL

£235,000

Chain Free

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

CHAIN FREE! This well presented two-bedroom semi-detached house in Great Clacton offers comfortable and convenient living, perfect for those seeking a well-maintained home ready for immediate enjoyment.

The heart of this home is the generously proportioned 17'5" lounge, providing an inviting space for relaxation and entertaining. The 13' fitted kitchen is both practical and stylish, featuring a built-in oven, hob, and extractor fan for all your culinary needs.

Accommodation includes two comfortable double bedrooms, with the principal bedroom benefiting from fitted wardrobes. The refitted shower room boasts a contemporary white suite, adding a touch of modern elegance.

Further benefits include a gas heating system and double glazing throughout, ensuring warmth and efficiency. Externally, the property features a private driveway leading to a garage, offering excellent storage and parking solutions. The westerly-facing rear garden, approximately 54' in length, provides a lovely outdoor space for enjoying the afternoon sun.

Located in a desirable area, this house is in good order throughout and is offered to the market chain free, simplifying your move.

Lounge Diner - 5.31m x 3.86m (17'5" x 12'8")

Kitchen - 3.96m x 2.74m (13'0" x 9'0")

Bedroom One - 3.35m x 2.84m (11'0" x 9'4") With Fitted Wardrobes

Bedroom Two - 3.96m x 2.74m (13'0" x 9'0")

Shower Room - 2.31m x 1.45m (7'7" x 4'9") Refitted White Suite

Garage - 5.79m x 2.64m (19'0" x 8'8")

Rear Garden - Westerly Facing

Tenure: Freehold

Property Type: Semi Detached House

- Two Double Bedrooms
- 17'5 Lounge
- 13' Fitted Kitchen
- Refitted Shower Room
- Gas Heating System
- Double Glazing
- Off Road Parking & Garage
- Good Order Throughout
- Chain Free
- Sole Agents

Material information for this property.
Tenure is Freehold.
Council Tax Band B .
EPC Rating C.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - No.
Non standard properties features to note - None.

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.










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