

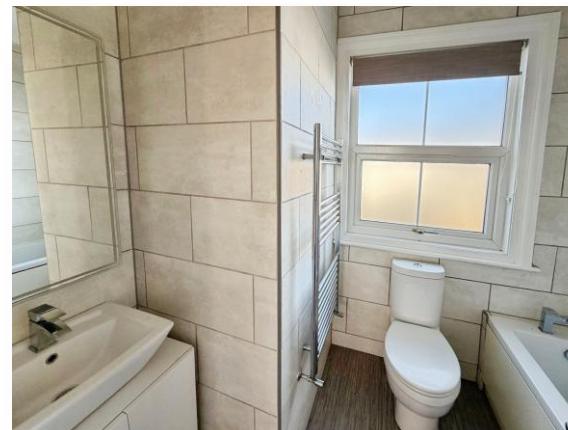


**The Grove, Clacton-On-Sea CO15 1TL**

**welcome to**

**The Grove, Clacton-On-Sea**

SPLIT LEVEL MAISONETTE - Located in a convenient position, close to the town centre, seafront and local train station. The property benefits from allocated off street parking and is well presented. CALL TODAY TO ARRANGE A VIEWING.



## **Entrance**

UPVC Entrance door at the rear, opens into kitchen.

## **Lounge**

10' 8" x 14' 2" ( 3.25m x 4.32m )

Double glazed bay window at the front, two radiators, stairs to first floor.

## **Kitchen**

8' 11" x 9' 5" ( 2.72m x 2.87m )

Opens into lounge, matching wall and base units with square edge worktops and tiled splash back, stainless steel sink with mixer taps and drainer, oven, hob and hood, integrated fridge freezer, space for washing machine, extractor fan.

## **Landing**

Double glazed window at the side, loft hatch, radiator, steps into bedroom.

## **Bedroom One**

10' 7" x 14' 3" ( 3.23m x 4.34m )

Double glazed bay window at the front, radiator.

## **Bathroom**

Fully tiled, vanity sink with mixer taps, bath with mixer taps shower attachment and rainfall shower attachment, low level wc, extractor, heated towel rail, obscure double glazed window at the front.

## **Outside**

There is parking for one car at the rear.



***view this property online*** [williamhbrown.co.uk/Property/CTS310577](http://williamhbrown.co.uk/Property/CTS310577)



welcome to

## The Grove, Clacton-On-Sea

- Close to Town and Seafront
- Ground Floor and First Floor Accommodation
- Viewing Recommended
- No Onward Chain
- Off Street Parking

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£140,000**



view this property online [williamhbrown.co.uk/Property/CTS310577](http://williamhbrown.co.uk/Property/CTS310577)

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.



Property Ref:  
CTS310577 - 0002

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**