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## VISTA ROAD, CLACTON-ON-SEA, CO15 6DQ

PRICE £295,000

Spacious and well-presented four-bedroom semi-detached house situated in the popular coastal town of Clacton-on-Sea. This attractive family home offers generous living accommodation throughout, featuring a bright lounge, multiple reception areas, and well-proportioned bedrooms ideal for growing families or those working from home. Additional benefits may include en-suite facilities, off-road parking, landscaped rear garden, and convenient access to local schools, shops, seafront, and mainline rail links to London. Early viewing is highly recommended to fully appreciate the space, versatility, and excellent location this property has to offer.

- Four Bedrooms
- Dining Room
- No Onward Chain
- Off Road Parking
- En Suite
- EPC - TBC



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### LOUNGE

12'5" 12'3" (3.78m 3.73m)



### BEDROOM FOUR

13'3" 8'00" (4.04m 2.44m)

### DINING ROOM

13'00" 11'9" (3.96m 3.58m )

### KITCHEN

11'00" 10'6" (3.35m 3.20m )



### BATHROOM

8'11" 8'6" (2.72m 2.59m)

### BEDROOM TWO

12'7" 9'6" (3.84m 2.90m )



### BEDROOM ONE

12'5" 9'7" (3.78m 2.92m )



## EN SUITE

8'00" 7'4" (2.44m 2.24m )



## BEDROOM THREE

12'8"12'4" (3.86m3.76m )



## OUTSIDE

### OUTSIDE REAR

#### Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

#### AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

### Material Information

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

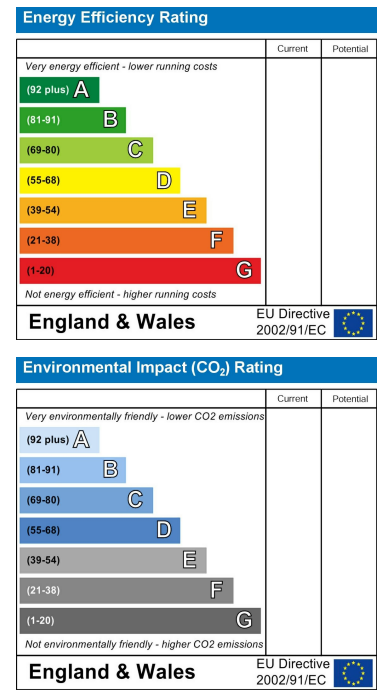
Seller's Position: No Onward Chain

Garden Facing: West

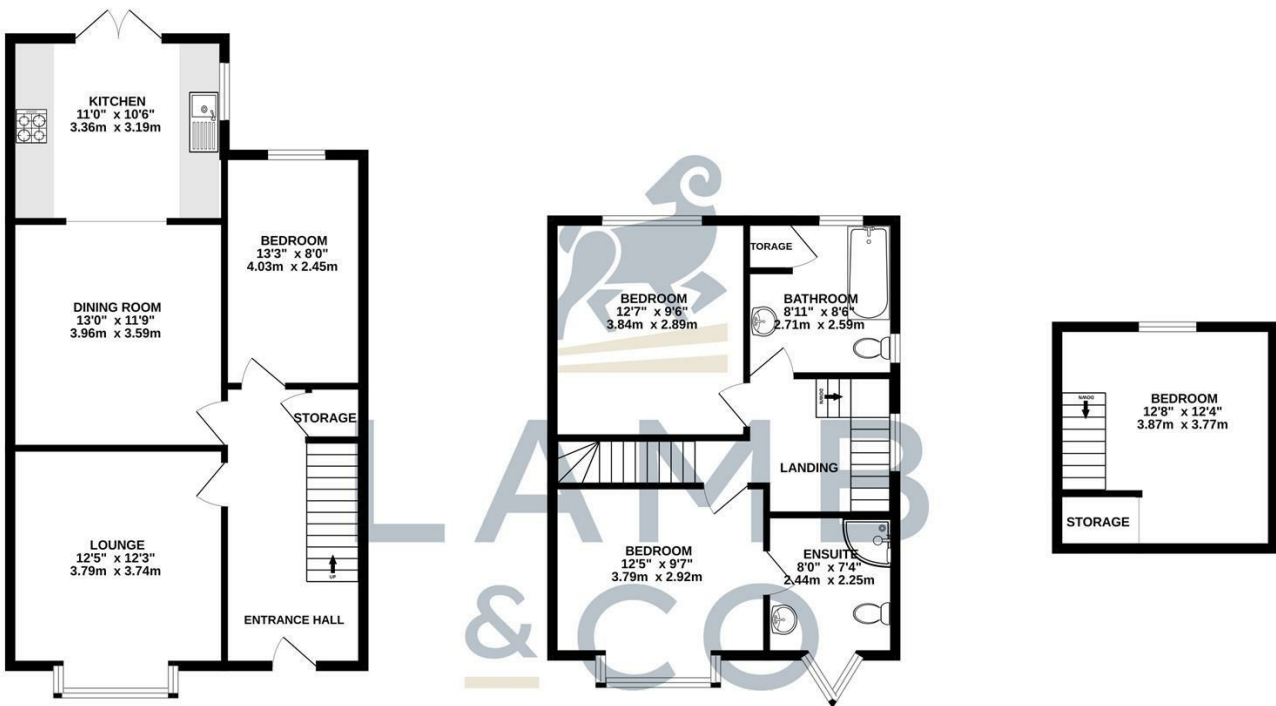
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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