



Peter Bruff Avenue, CLACTON-ON-SEA CO16 8UA

welcome to

Peter Bruff Avenue, CLACTON-ON-SEA

A versatile 3-bedroom home offering modern family living, with two reception rooms—one ideal as a fourth bedroom, office or playroom. A bright kitchen anchors the layout, while off-road parking, a detached garage and generous outdoor space add superb practicality. CALL TODAY



Agents Note

Entrance Hall

Living Room

16' x 11' 10" (4.88m x 3.61m)

Kitchen

10' 8" x 8' 10" (3.25m x 2.69m)

Dining Room

9' 8" x 8' 6" (2.95m x 2.59m)

Bedroom 1

11' 10" x 9' 8" (3.61m x 2.95m)

Bedroom 2

12' 1" x 8' 6" (3.68m x 2.59m)

Bedroom 3

8' 9" x 7' 11" (2.67m x 2.41m)

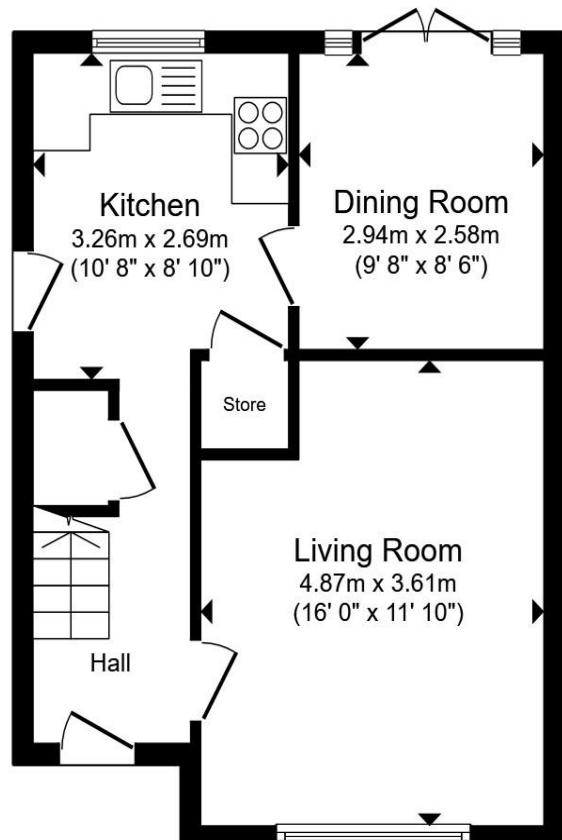
Separate Wc

Bathroom

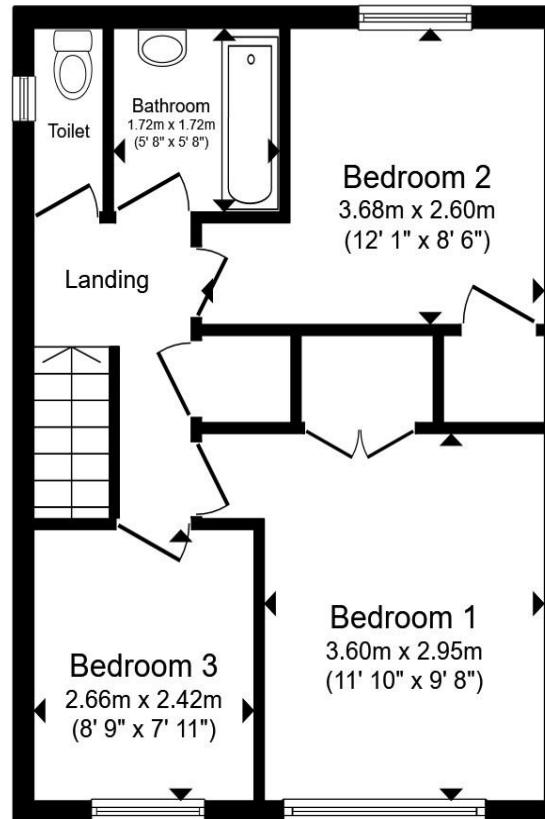
Garage

Front Garden

Rear Garden



Ground Floor



First Floor

Total floor area 79.8 m² (859 sq.ft.) approx

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.propertybox.io

welcome to

Peter Bruff Avenue, CLACTON-ON-SEA

- Three Bedrooms
- Garage and Off Road Parking
- Two Reception Rooms
- Close to Clacton Town Centre and Local Amenities
- Gas Central Heating

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



view this property online williamhbrown.co.uk/Property/CTS310459

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:
CTS310459 - 0003



Please note the marker reflects the postcode not the actual property

 william h brown



01255 221212



clactononsea@williamhbrown.co.uk



64 Station Road, CLACTON-ON-SEA, Essex,
CO15 1SP



williamhbrown.co.uk