



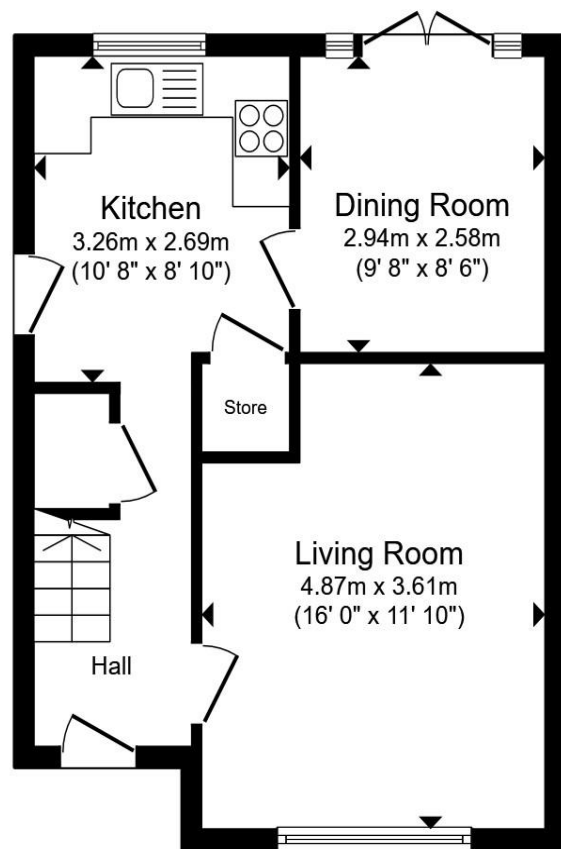
Peter Bruff Avenue, CLACTON-ON-SEA CO16 8UA

welcome to

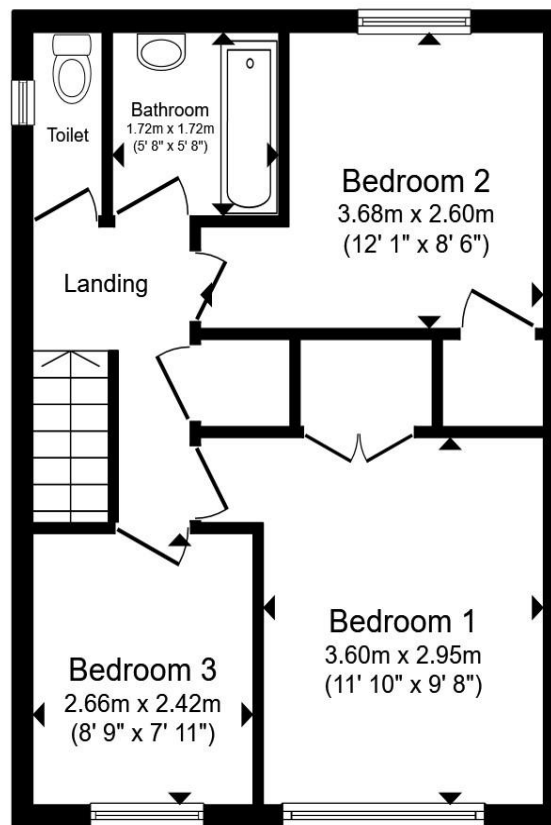
Peter Bruff Avenue, CLACTON-ON-SEA

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**





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

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)

Seperate Wc

Bathroom

Garage

Front Garden

Rear Garden

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



Please note the marker reflects the
postcode not the actual property

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



Property Ref:
CTS310459 - 0003

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