



Curlew Close, Gt Clacton CO15 4HH L/Hold
Chain Free

£125,000 Leasehold

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

CHAIN FREE! Discover this charming one-bedroom leasehold bungalow, ideally situated in a favoured location and offered to the market with no onward chain, making for a smooth and straightforward purchase. This property is an excellent opportunity for those seeking comfortable living in a convenient setting, or an investor looking to improve their portfolio.

Step inside and find a well-proportioned lounge (4.5m x 3.66m) that offers ample space for relaxation and entertaining. The kitchen (3.66m x 2.57m) provides a practical area for culinary pursuits. The spacious bedroom (3.56m x 3.05m) promises a peaceful retreat, while the generous bathroom (2.24m x 2.06m) features a comprehensive four-piece suite, enhancing everyday comfort.

The property benefits from a gas heating system (not tested) and part double glazing. Further adding to its appeal is a private garage, providing convenient parking or additional storage. With the balance of a 999-year lease, this home assures long-term security.

Located in a desirable area, residents will appreciate easy access to local amenities and transport links. We highly recommend a viewing to fully appreciate the potential and charm of this lovely home.

Lounge - 4.5m x 3.66m (14'9" x 12'0")

Kitchen - 3.66m x 2.57m (12'0" x 8'5")

Bedroom - 3.56m x 3.05m (11'8" x 10'0")

Bathroom - 2.24m x 2.06m (7'4" x 6'9") Four Piece Suite

Garage - In Block

Tenure: Leasehold

Property Type: Terraced Bungalow

- 11'8 Bedroom
- 14'9 Lounge
- Kitchen 12' X 8'5
- Gas Heating System (Not Tested)
- Part Double Glazing
- Garage
- Chain Free
- Balance of 999 Year Lease
- Favoured Location
- Viewing Recommended

Material information for this property.
Tenure is Leasehold. Lease granted 25th March 1987 for a term of 999 Years
Council Tax Band B .
EPC Rating TBC.
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 - yes - Service charge levied - April 1st 2025 to March 31st 2026 £1140. Ground rent is fixed at "one peppercorn", indicating no material rent is paid.
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.



