



**Woodrows Lane, Clacton-On-Sea CO16 8DR**

**welcome to**

**Woodrows Lane, Clacton-On-Sea**

Well-positioned two bedroom semi-detached bungalow on a generous corner plot, just moments from shops and close to Clacton town centre and seafront. Spacious living, conservatory, garage and off-road parking. A must-see opportunity—book your viewing today!





### Entrance Hall

### Lounge

14' 4" x 10' 9" ( 4.37m x 3.28m )

### Kitchen

18' 5" x 12' 4" ( 5.61m x 3.76m )

### Conservatory

13' 5" x 9' 9" ( 4.09m x 2.97m )

### Bedroom 1

11' 6" x 10' 8" ( 3.51m x 3.25m )

### Bedroom 2

11' x 8' 7" ( 3.35m x 2.62m )

### Bathroom

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.focalagent.com](http://www.focalagent.com)

welcome to

## Woodrows Lane, Clacton-On-Sea

- Prime corner plot offering extra outdoor space and privacy
- Sought-after non-estate location near local shops and amenities
- Spacious kitchen/diner with integrated appliances
- Bright conservatory overlooking the rear garden
- Two well-proportioned bedrooms with natural light

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CTS310060 - 0005

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