



**Linden Drive, Clacton-On-Sea CO15 4RA**

**welcome to**

**Linden Drive, Clacton-On-Sea**

NO ONWARD CHAIN - This two bedroom bungalow is located in the popular location of GREAT CLACTON. The property benefits from OFF STREET PARKING and is in need of modernisation making it an ideal investment opportunity. CALL TODAY TO ARRANGE YOUR VIEWING!





### Entrance Hall

### Lounge

17' x 11' ( 5.18m x 3.35m )

### Kitchen

11' x 6' 7" ( 3.35m x 2.01m )

### Bedroom One

13' x 11' ( 3.96m x 3.35m )

### Bedroom Two

10' 8" x 8' 8" ( 3.25m x 2.64m )

### Outside

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)

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## Linden Drive, Clacton-On-Sea

- Two Bedrooms
- Semi-Detached Bungalow
- Driveway and Off Road Parking
- No Onward Chain
- Ideal Investment

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

offers in excess of

**£190,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS310222](http://williamhbrown.co.uk/Property/CTS310222)



Property Ref:  
CTS310222 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01255 221212**



[clactononsea@williamhbrown.co.uk](mailto:clactononsea@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**