



Ellis Road, Clacton-On-Sea CO15 1EX

welcome to

Ellis Road, Clacton-On-Sea

PUBLIC NOTICE William h Brown are now in receipt of an offer for the sum of £85,000 for 31 Ellis Road, Clacton On Sea, CO15 1EX. Anyone wishing to place an offer on this property should contact William h Brown, 64 Station Road, Clacton On Sea, CO15 1SP & 01255 221212 before exchange of contracts.



Lounge

10' 1" x 11' (3.07m x 3.35m)

Double Glazed window at the side, radiator

Kitchen

11' x 9' 1" (3.35m x 2.77m)

Double Glazed window at the side, UPVC door at the rear leading to rear garden, matching wall and base units with rolled edge worktops and tiled splash back, stainless steel sink with mixer taps and drainer, integrated cooker, hob and hood, space for mashing machine and fridge freezer, storage cupboard housing boiler, built in storage

Bedroom One

12' x 10' (3.66m x 3.05m)

Double Glazed window at the rear, radiator

Bedroom Two

12' x 9' into bay (3.66m x 2.74m into bay)

Double Glazed bay window at the front, radiator

Bathroom

Obscure double glazed window at the side, part-tiled, bath with mixer taps and shower over, low level WC, pedestal wash hand basin, radiator

Outside

Rear garden is mainly laid to lawn with a patio area, side gate for access



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welcome to

Ellis Road, Clacton-On-Sea

- Two Bedrooms
- Ground Floor Apartment
- Rear Garden
- Allocated Parking
- No Onward Chain

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

£90,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310061



Property Ref:
CTS310061 - 0007

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.

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.



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