

**Brockham Close, CLACTON-ON-SEA CO16 8XR**

william h brown

***welcome to***

## Brockham Close, CLACTON-ON-SEA

*BEAUTIFUL FAMILY HOME* - This large 3-bedroom detached house sits on a quiet road on the popular Cann Hall development. Offering generous living accommodation and presented to a great standard, you could simply “move straight in”. Benefitting from off-road parking, a garage and a lovely garden.



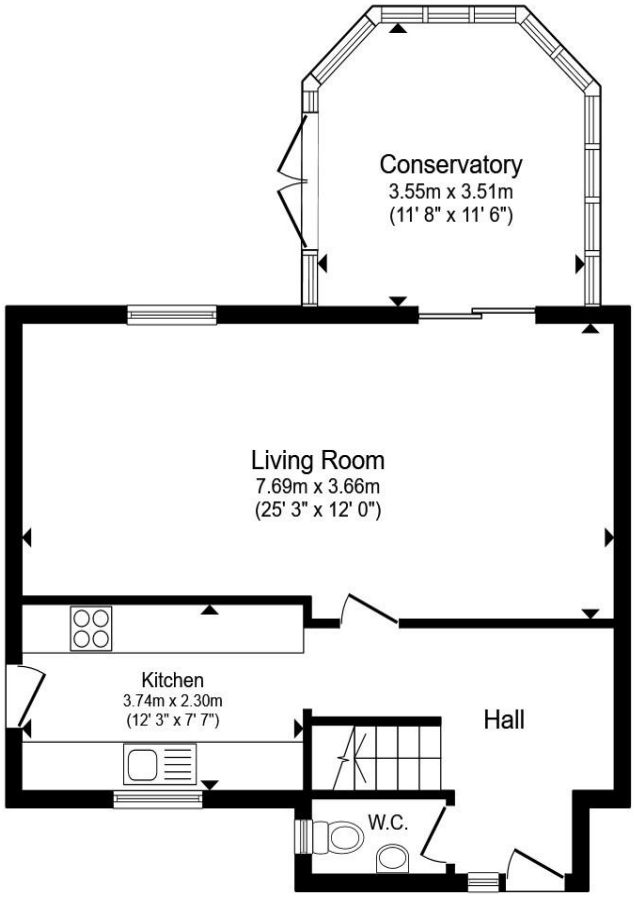




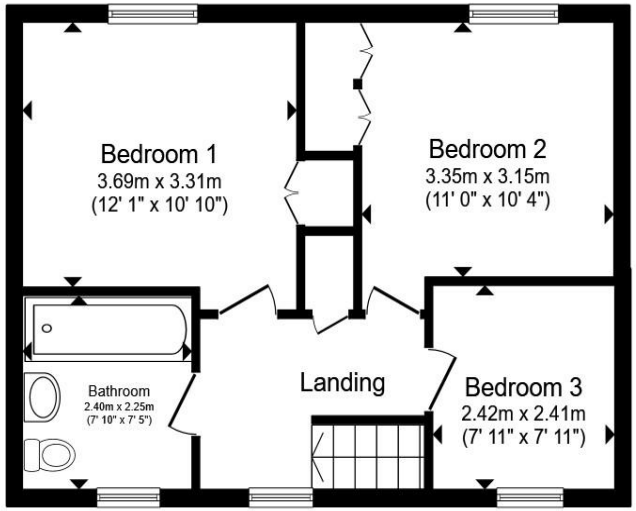









## Ground Floor




## First Floor

Total floor area 106.8 m² (1,150 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

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**Entrance Hall**

**Cloakroom**

**Living Room**
25' 3" x 12' ( 7.70m x 3.66m )

**Conservatory**
11' 8" x 11' 6" ( 3.56m x 3.51m )

**Kitchen**
12' 3" x 7' 7" ( 3.73m x 2.31m )

**Landing**

**Bedroom 1**
12' 1" x 10' 10" ( 3.68m x 3.30m )

**Bedroom 2**
11' x 10' 4" ( 3.35m x 3.15m )

**Bedroom 3**
7' 11" x 7' 11" ( 2.41m x 2.41m )

**Bathroom**
7' 10" x 7' 5" ( 2.39m x 2.26m )

**Garage**

**Front Garden**

**Rear Garden**

*welcome to*

## Brockham Close, CLACTON-ON-SEA

- LOVELY SIZED GARDEN PERFECT FOR HOSTING
- DETACHED FAMILY HOME
- POPULAR CANN HALL DEVELOPMENT
- GOOD SCHOOLS & PUBLIC TRANSPORT OPTIONS
- NEW WINDOWS

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

# £300,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/CTS310735

The Property Ombudsman

Property Ref:
CTS310735 - 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.

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**01255 221212**

clactononsea@williamhbrown.co.uk

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

**williamhbrown.co.uk**

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.