



**Boley Drive, Clacton-On-Sea CO15 6LB**

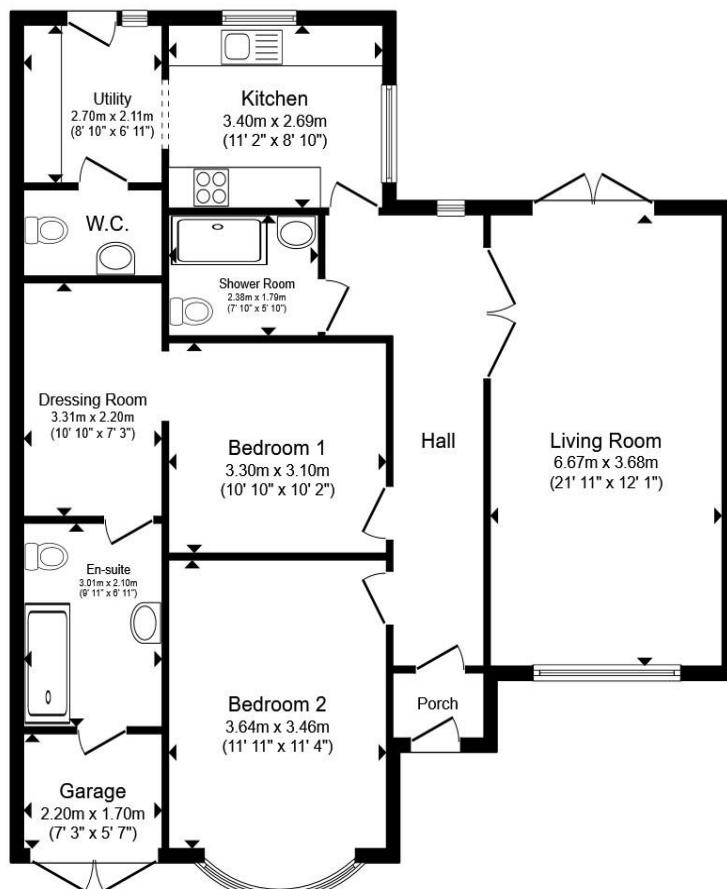
 william  
h brown

**welcome to**

## **Boley Drive, Clacton-On-Sea**

A lovely Two Bedroom good sized detached bungalow located in the very popular area of East Clacton. The property benefits from an in and out driveway and ensuite along with walk in wardrobe. An internal inspection is strongly recommended.





**Floor Plan**

Total floor area 108.2 m<sup>2</sup> (1,165 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](http://www.propertybox.io)

**Entrance Porch**

**Entrance Hall**

**Living Room**

21' 11" x 12' 1" ( 6.68m x 3.68m )

**Kitchen**

11' 2" x 8' 10" ( 3.40m x 2.69m )

**Utility Room**

8' 10" x 6' 11" ( 2.69m x 2.11m )

**Wc**

**Bedroom 1**

10' 10" x 7' 3" ( 3.30m x 2.21m )

**En Suite**

**Dressing Room**

10' 10" x 7' 3" ( 3.30m x 2.21m )

**Bedroom 2**

11' 11" x 11' 4" ( 3.63m x 3.45m )

**Shower Room**

**Garage**

**Front Garden**

**Rear Garden**

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## Boley Drive, Clacton-On-Sea

- Two Double Bedrooms
- En suite
- In And Out Driveway
- East Clacton
- Detached

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £350,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CTS310568 - 0003

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 william h brown



**01255 221212**



clactononsea@williamhbrown.co.uk



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



**williamhbrown.co.uk**