



**Carrs Road, Clacton-On-Sea CO15 3EU**

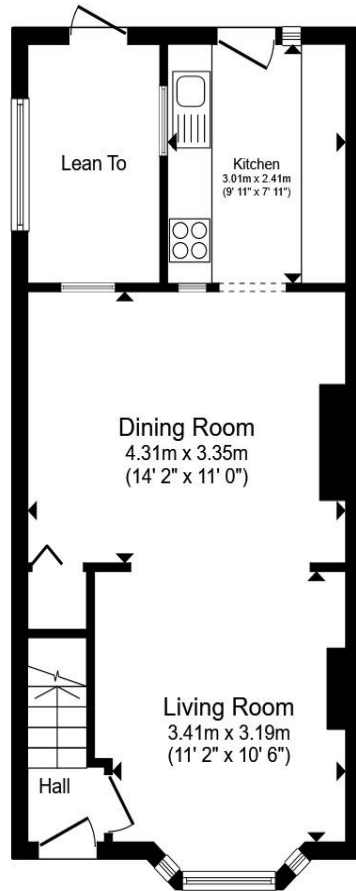


**welcome to**

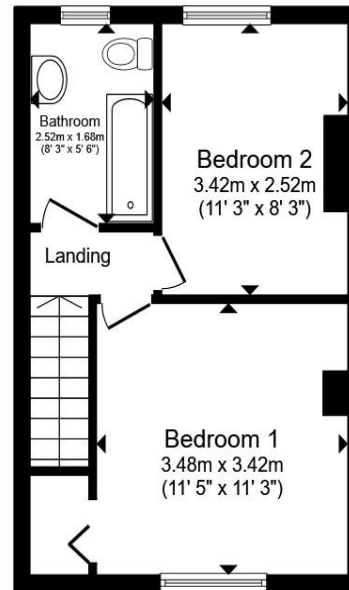
**Carrs Road, Clacton-On-Sea**

Attention all investors! Being sold with a tenant in situ. This lovely Two bedroom semi detached house currently rents for £1250 pcm. The property is in good condition throughout and close to shops and amenities. CALL NOW TO VIEW.





**Ground Floor**



**First Floor**

### Entrance Hall

### Living Room

11' 2" into bay x 10' 6" ( 3.40m into bay x 3.20m )

### Dining Room

14' 2" x 11' ( 4.32m x 3.35m )

### Kitchen

9' 11" x 7' 11" ( 3.02m x 2.41m )

### Lean To

### Landing

### Bedroom 1

11' 5" x 11' 3" ( 3.48m x 3.43m )

### Bedroom 2

11' 3" x 8' 3" ( 3.43m x 2.51m )

### Bathroom

### Rear Garden

Total floor area 73.7 m<sup>2</sup> (793 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)

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## Carrs Road, Clacton-On-Sea

- Investment Opportunity
- Two Bedrooms
- £1250 pcm
- Good Condition
- Garden

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

**£210,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS310117](http://williamhbrown.co.uk/Property/CTS310117)



Property Ref:  
CTS310117 - 0003

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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.



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