



**Ellis Road, CLACTON-ON-SEA CO15 1EX**

**welcome to**

**Ellis Road, CLACTON-ON-SEA**

Spacious 3-bed semi-detached home just a short walk from Clacton town centre. Features a bright lounge/diner, two bathrooms, utility room and off-road parking. Ideal for families seeking comfort, convenience and room to grow. Close to shops, schools and local amenities. Don't miss out!





**Ground Floor**

**First Floor**

**Entrance Hall**

**Living Room**

16' 9" Plus Bay x 11' 11" ( 5.11m Plus Bay x 3.63m )

**Dining Room**

15' x 8' 8" ( 4.57m x 2.64m )

**Kitchen**

11' 5" x 8' 1" ( 3.48m x 2.46m )

**Utility Room**

**Cloakroom**

**Bedroom 1**

14' 11" Plus Bay x 12' ( 4.55m Plus Bay x 3.66m )

**Bedroom 2**

13' 1" x 8' 10" ( 3.99m x 2.69m )

**Bedroom 3**

10' 7" x 9' ( 3.23m x 2.74m )

**Separate Wc**

**Bathroom**

**Front Garden**

**Rear Garden**

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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## Ellis Road, CLACTON-ON-SEA

- No Onward Chain
- Off Road Parking
- Close To Town and Train Station
- Two Bathrooms
- Lounge/Diner

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

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CTS310403 - 0005

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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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