



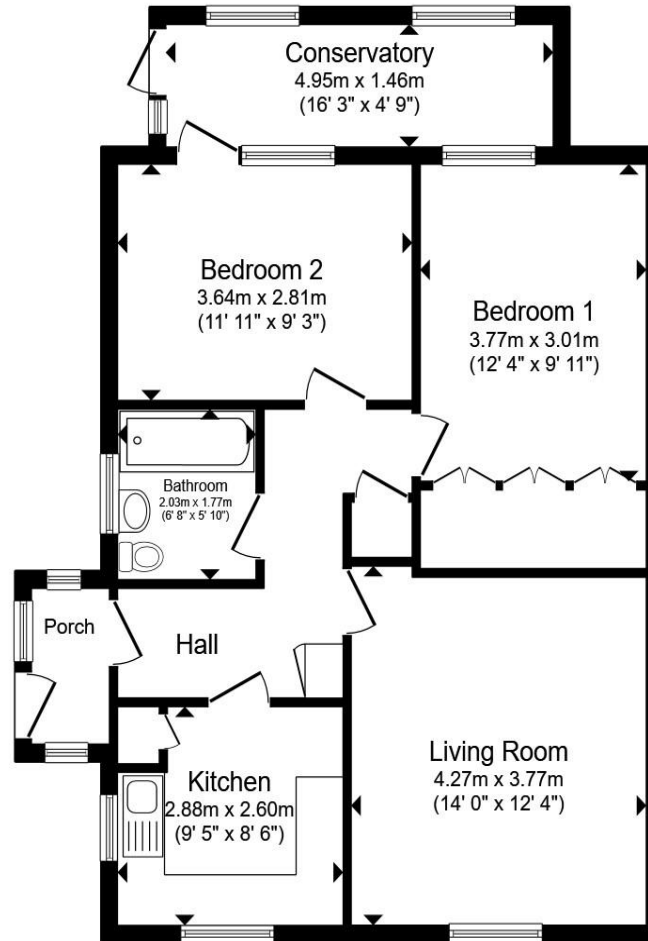
Martinsdale, Clacton-On-Sea CO15 4JL

welcome to

Martinsdale, Clacton-On-Sea

NO ONWARD CHAIN - This well-presented two-bedroom semi-detached bungalow is located on the sought-after Birds development, offering convenient access to local shops, schools, and bus routes. The property includes a spacious living room, a generous kitchen and conservatory.





Entrance Porch

Entrance Hall

Living Room

14' x 12' 4" (4.27m x 3.76m)

Kitchen

9' 5" x 8' 6" (2.87m x 2.59m)

Conservatory

16' 3" x 4' 9" (4.95m x 1.45m)

Bedroom 1

12' 4" x 9' 11" (3.76m x 3.02m)

Bedroom 2

11' 11" x 9' 3" (3.63m x 2.82m)

Bathroom

Garage

Front Garden

Rear Garden

Total floor area 71.3 m² (768 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

welcome to

Martinsdale, Clacton-On-Sea

- No Onward Chain
- Two Bedrooms
- Popular Great Clacton Location
- Close to Local Shops and Amenities
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310313



Property Ref:
CTS310313 - 0003

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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