



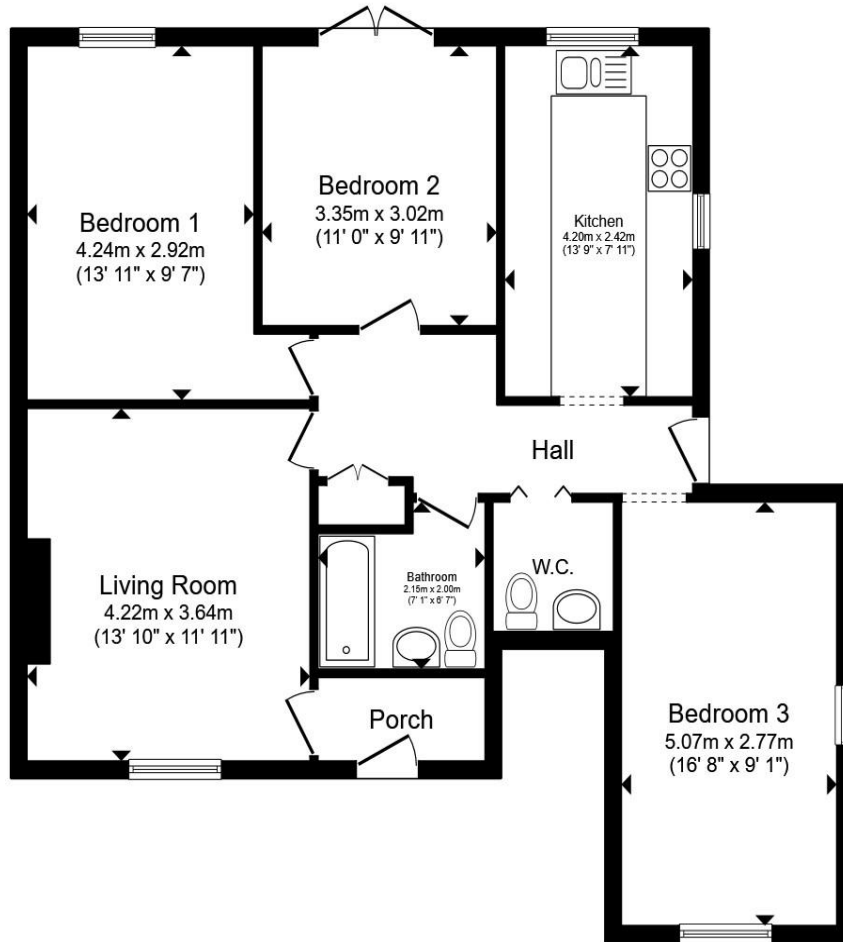
Sparrows Herne, CLACTON-ON-SEA CO15 4HN

welcome to

Sparrows Herne, CLACTON-ON-SEA

Located on the sought-after 'Birds Development', this well-presented three-bedroom semi-detached bungalow features a recently updated kitchen and bathroom, generous off-street parking, gas central heating via radiators and double glazing throughout. Early internal viewing is highly recommended!





Entrance Hall

Living Room

13' 10" x 11' 11" (4.22m x 3.63m)

Kitchen

13' 9" x 7' 11" (4.19m x 2.41m)

Hallway

Bedroom One

13' 11" x 9' 7" (4.24m x 2.92m)

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

Bedroom Three

16' 8" x 9' 1" (5.08m x 2.77m)

Bathroom

Cloakroom

Front Garden

Rear Garden

Agents Note

Total floor area 81.7 m² (880 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

Sparrows Herne, CLACTON-ON-SEA

- Three well-proportioned bedrooms
- Semi-detached bungalow
- Stylish modern fitted kitchen
- Contemporary bathroom plus additional WC
- Convenient off-street parking

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

offers in excess of

£245,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310188



Property Ref:
CTS310188 - 0005

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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