



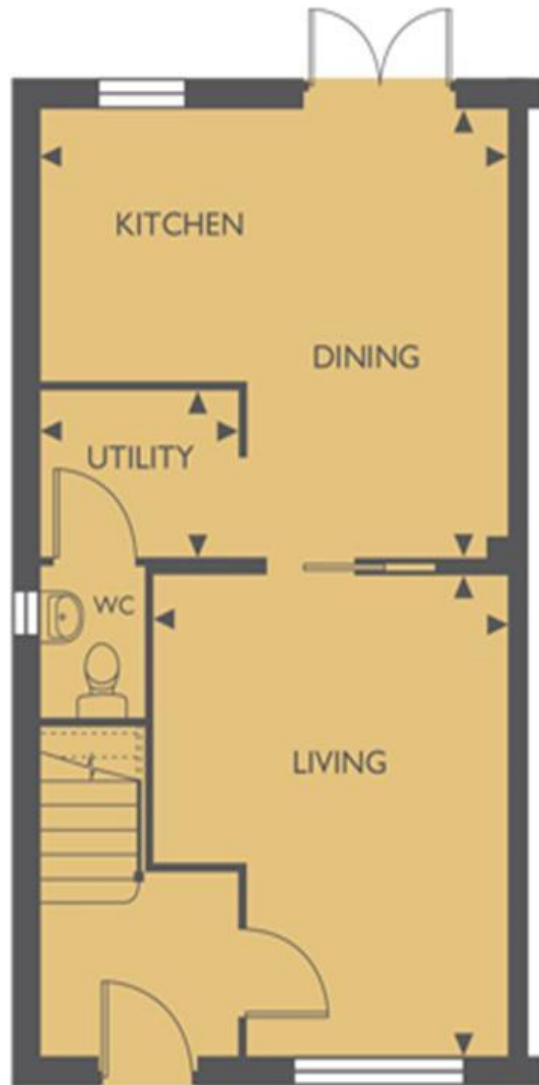
The Roding Meadow Gardens, Hartley Brook Road Clacton-On-Sea CO16 9GA

welcome to

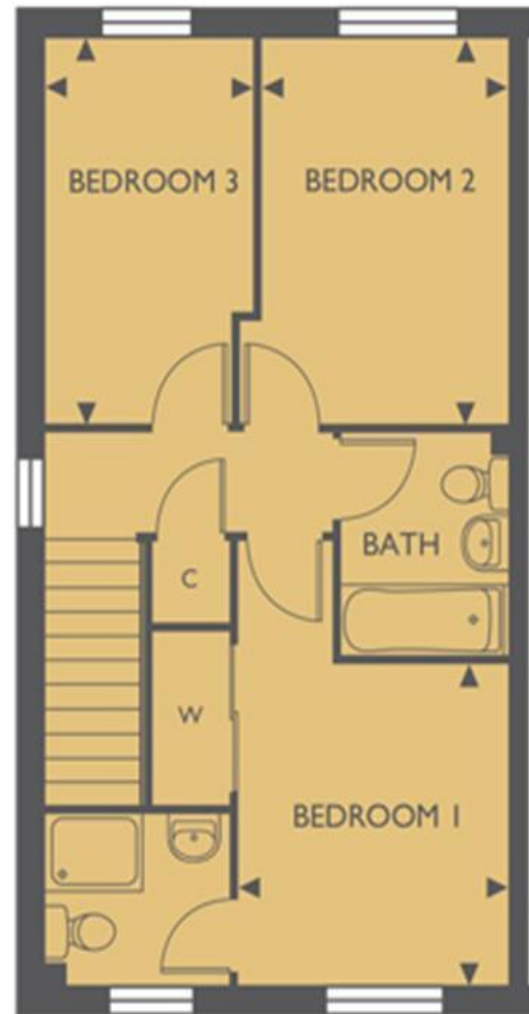
The Roding Meadow Gardens, Hartley Brook Road Clacton-On-Sea

The Roding - Three bedroom semi detached house, offering 945 sq ft of living space, incorporating kitchen/dining room, utility, separate lounge, cloakroom, master bedroom plus en-suite, family bathroom and patio doors to private garden.





GROUND FLOOR



FIRST FLOOR

Lounge

15' 2" x 12' 1" (4.62m x 3.68m)

Kitchen/Dining

15' 10" x 14' 2" (4.83m x 4.32m)

Utility

6' 7" x 5' 3" (2.01m x 1.60m)

Cloakroom

Bedroom One

10' 1" x 9' 3" (3.07m x 2.82m)

En-Suite

Bedroom Two

12' 2" x 8' 5" (3.71m x 2.57m)

Bedroom Three

12' 2" x 7' (3.71m x 2.13m)

Bathroom

Specification

Estate Charge

Agent's Notes

welcome to

The Roding Meadow Gardens, Hartley Brook Road Clacton-On-Sea

- Three Bedroom Semi Detached House
- Private garden
- Utility
- En-suite to master bedroom
- Parking for 2 cars

Tenure: Freehold EPC Rating: Exempt

£310,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310772



Property Ref:
CTS310772 - 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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