

Constable Avenue, CLACTON-ON-SEA CO16 8DA

william h brown

welcome to

Constable Avenue, CLACTON-ON-SEA

GUIDE PRICE - £210,000 - £220,000. Situated on the sought after CANN HALL Development, is this TWO bedroom SEMI-DETACHED house with the benefit of off street parking and a GARAGE. IDEAL FIRST TIME PURCHASE, CALL TO BOOK YOUR VIEWING TODAY!



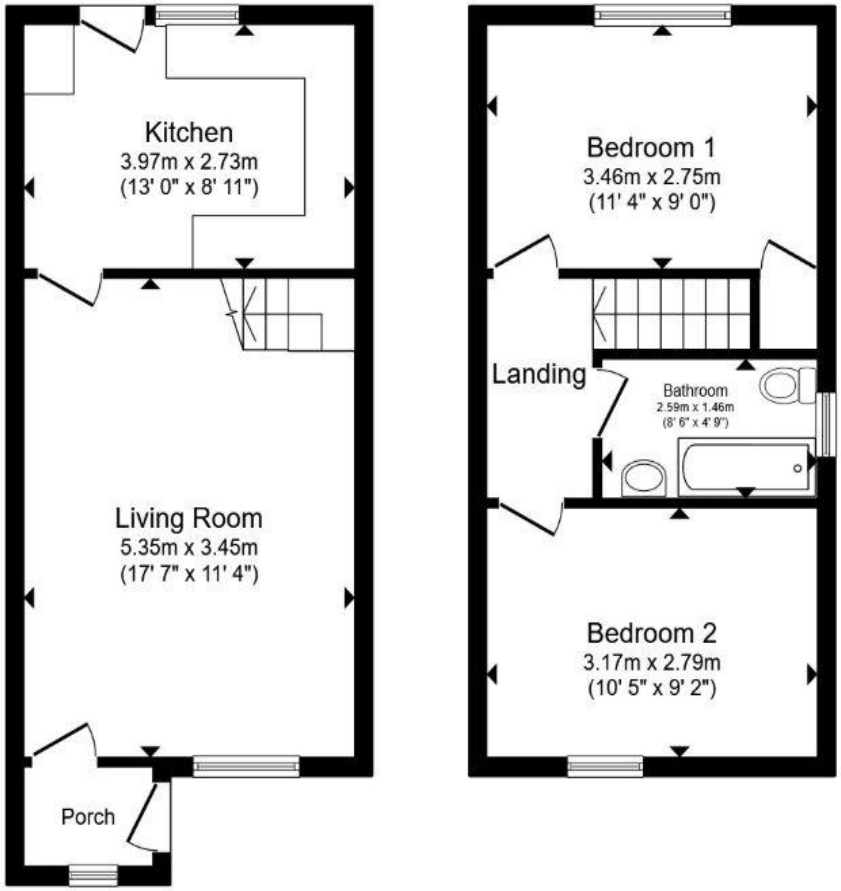












Ground Floor **First Floor**

Total floor area 66.8 m² (719 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

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Entrance Porch

Living Room
17' 7" x 11' 4" (5.36m x 3.45m)

Kitchen
13' x 8' 11" (3.96m x 2.72m)

Landing

Bedroom 1
11' 4" x 9' (3.45m x 2.74m)

Bedroom 2
10' 5" x 9' 2" (3.17m x 2.79m)

Bathroom

Garage

Rear Garden

welcome to

Constable Avenue, CLACTON-ON-SEA

- Two Bedroom
- Semi-Detached House
- Off-Street Parking and Garage
- Close To Amenities & Local Schools
- Ideal First Time Buy

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

guide price

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310445

The Property Ombudsman

Property Ref:
CTS310445 - 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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