



71 Station Road  
Clacton-on-Sea  
Essex  
CO15 1SD

Tel: 01255 420222

[www.bondsofessex.com](http://www.bondsofessex.com)



**THREE BEDROOM SEMI DETACHED HOUSE**

**EAST CLACTON - CLOSE TO MAIN LINE  
RAILWAY STATION**

**GAS CENTRAL HEATING & DOUBLE GLAZED**

**FITTED KITCHENS WITH APPLIANCES**

**PRIVATE GARDENS AND OFF ROAD PARKING**

**EPC : B COUNCIL TAX BAND C**

**Thoroughgood Road**  
Clacton-On-Sea, CO15 6DP

**£325,000**

We have THREE BEDROOM HOUSE available which all benefit from Fully Fitted Kitchens, En-suites, Gas Central Heating, Double Glazing, Off Road Parking and private gardens.

This home was built in approx 2018. It is currently let, generating almost £14,000 per annum

Dont miss out! Give us a call on 01255 420222 to arrange your internal viewing!!

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

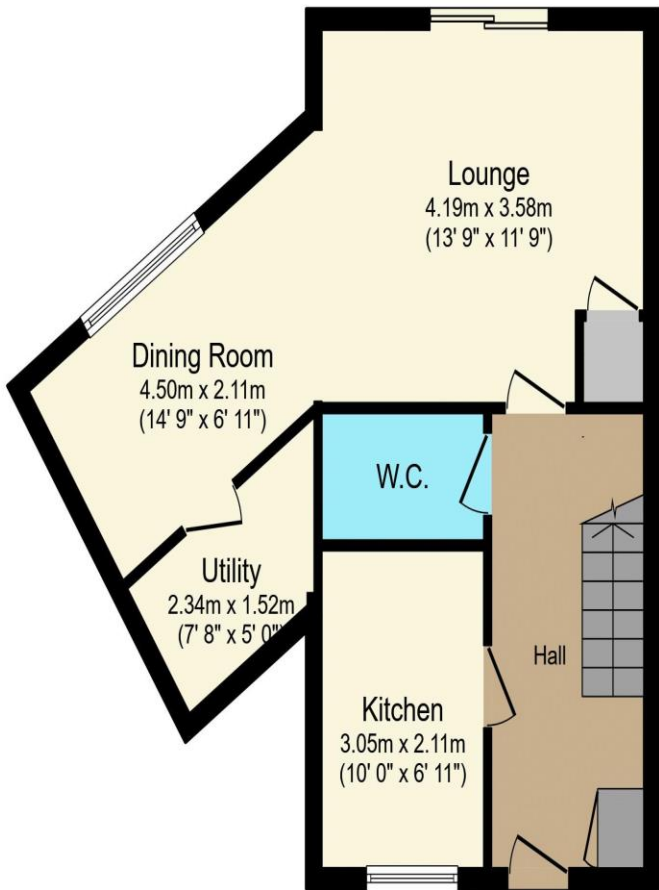
**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy rating

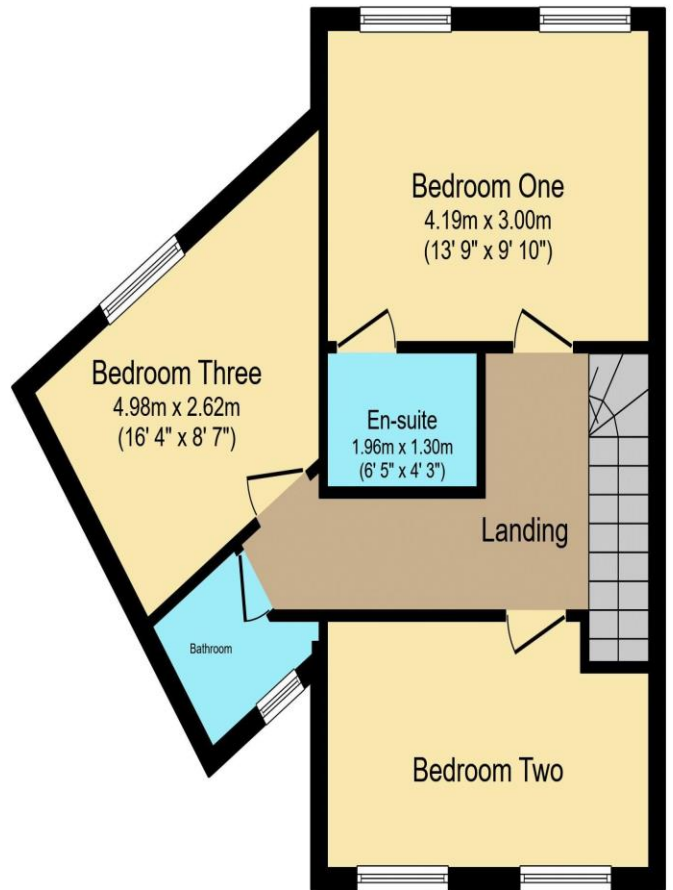
# B

Certificate number  
**8108-7233-5170-3918-9992**



**Ground Floor**

Floor area 46.2 sq.m. (497 sq.ft.) approx



**First Floor**

Floor area 47.0 sq.m. (506 sq.ft.) approx

Total floor area 93.2 sq.m. (1,003 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.