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**THREE BEDROOM DETACHED HOUSE**

**KITCHEN / DINER**

**FINISHING OFF REQUIRED**

**LARGE FRONTAGE AND 90' REAR GARDEN**

**NO ONWARD CHAIN**

**COUNCIL TAX BAND: D EPC : F**

**105St. Johns Road**  
Clacton-On-Sea, CO16 8DB

**Offers in the  
Region Of**

**£200,500**

Bonds of Essex are pleased to offer for sale this THREE BEDROOM DETACHED HOUSE. This is a large frontage and garage. Approximately 90' rear garden. Please note the property has had historic movement to the front corner but this was there when the property was brought. More information upon request.

#### **Entrance Porch**

wooden front door to :

#### **Hallway**

Solid wooden front door, under stairs storage cupboard, doors to :

#### **Living Room 13' 11" + Bay x 11' 11" (4.24m x 3.63m)**

Bay window to front aspect, fire place with tiled surround.

#### **Kitchen/Diner 18' 6" x 17' 3" (5.63m x 5.25m)**

Double glazed window to rear, door to side. floor and wall mounted units with work tops over, sink and drainer, space for

#### **First Floor Landing**

window to side, access to loft space. Doors to :

#### **Bedroom 1 14' 3" x 9' 9" to front of wardrobes (4.34m x 2.97m)**

Bay window to front, fitted wardrobe to one wall.

#### **Bedroom 2**

Window to rear and side.

#### **Bedroom 3 9' 7" x 6' 5" (2.92m x 1.95m)**

Window to front

#### **Bathroom 7' 5" x 4' 5" (2.26m x 1.35m)**

Window to rear, panelled bath, wash hand basin, low level W.C..

#### **Front garden**

Large lawn area, offer ample parking. Side access to rear garden.

#### **Rear Garden 90' 0" Approx x 0' 0" (27.41m x 0.00m)**

Approximately 90, x 45.

#### **Notes**

The property has suffered from historic movement approx 50 years ago. This may affect the mortgage ability of the property.

There has been a new boiler recently fitted but is yet to be connected to the gas mains and commissioned.

#### **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**

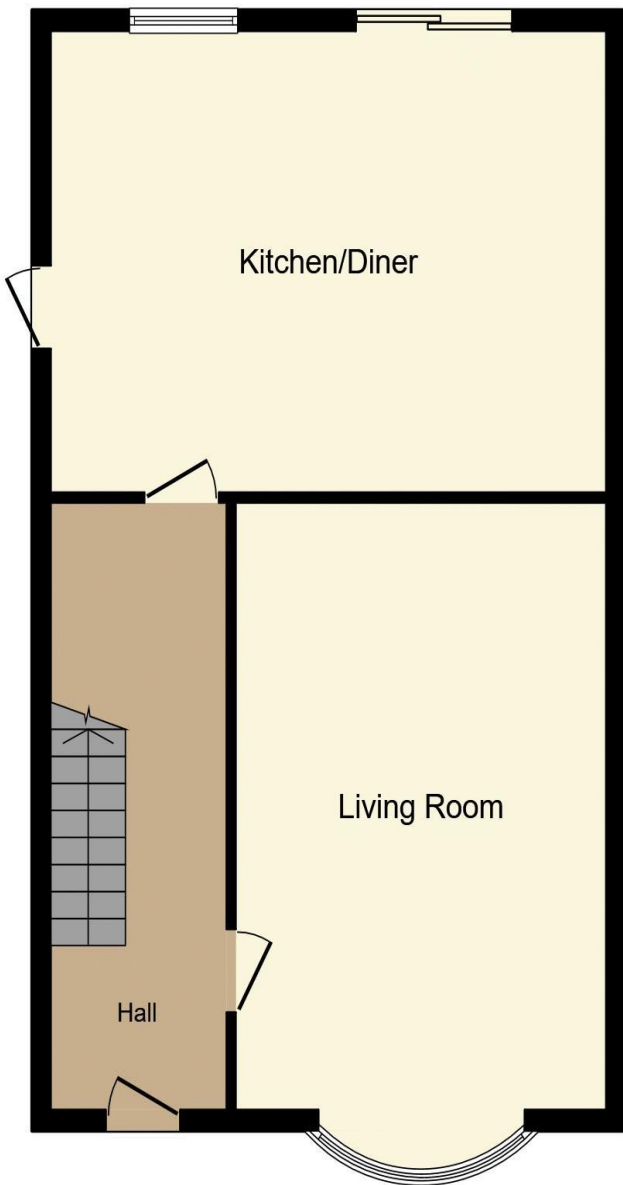
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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

**F**

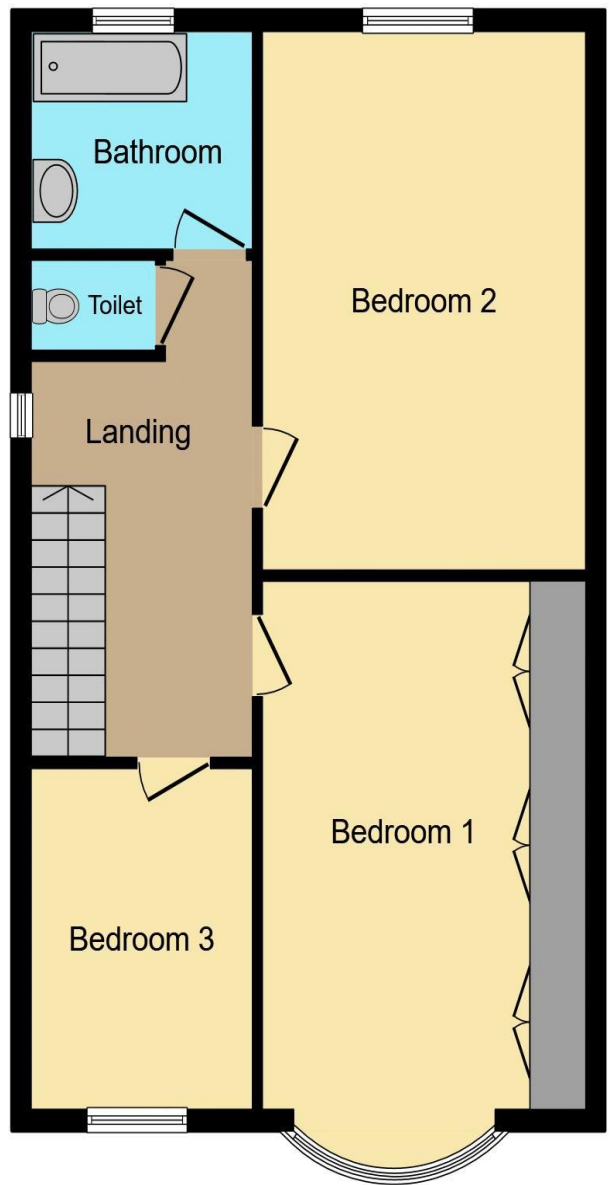
Certificate number

0755-1909-6200-1760-0204



**Ground Floor**

Floor area 62.6 sq.m. (674 sq.ft.) approx



**First Floor**

Floor area 62.6 sq.m. (674 sq.ft.) approx

Total floor area 125.2 sq.m. (1,348 sq.ft.) approx

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