



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

Tel: 01255 420222

www.bondsofessex.com



THREE BEDROOM SEMI DETACHED HOUSE

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

GAS CENTRAL HEATING & DOUBLE GLAZED

**HIGH QUALITY 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, THREE BEDROOM HOUSES 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.

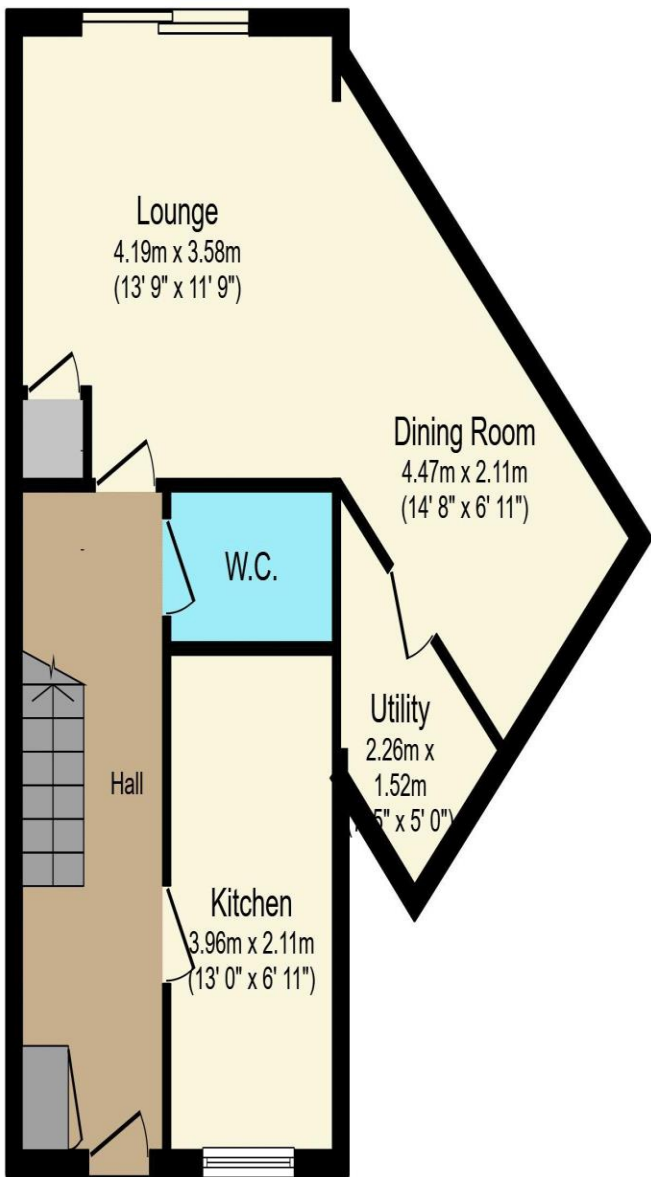
THE PROPERTY MISDESCRIPTIONS ACT 1991

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

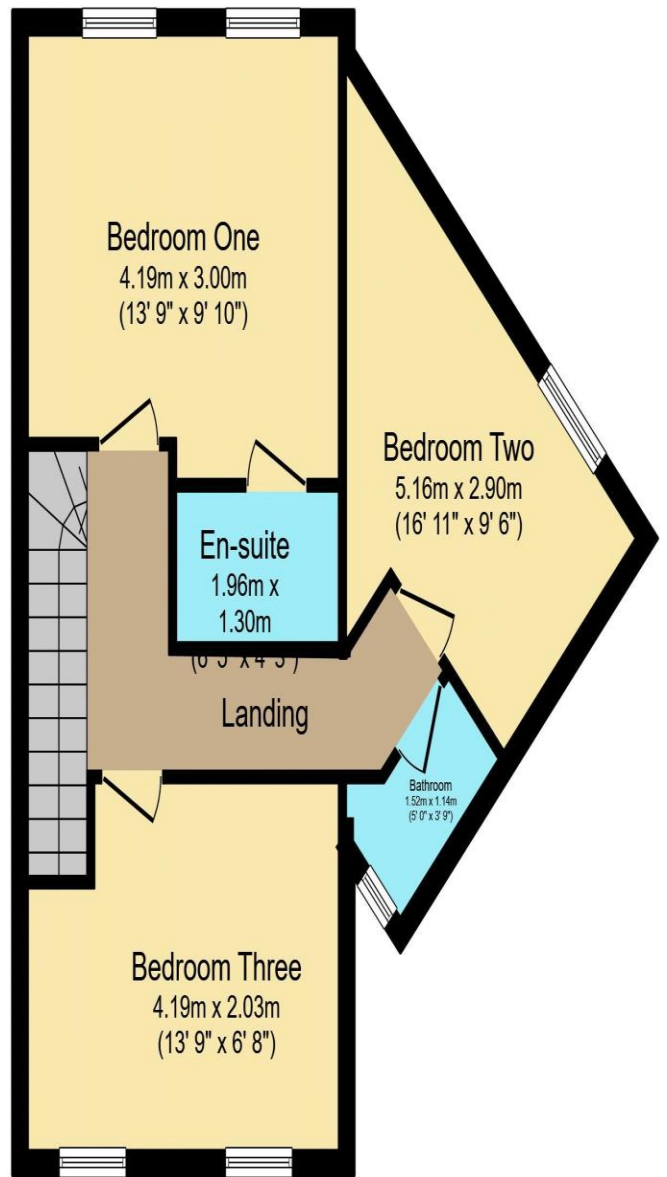
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Certificate number
9488-6019-7353-5298-2970



Ground Floor

Floor area 50.1 sq.m. (539 sq.ft.) approx



First Floor

Floor area 50.6 sq.m. (544 sq.ft.) approx

Total floor area 100.6 sq.m. (1,083 sq.ft.) approx

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