



**Guide price £295,000**

**TENURE : FREEHOLD**

**48 Hayes Road, CO15**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 1**

**CLOSE TO TOWN**

**OFF STREET PARKING**

**NO ONWARD CHAIN**

**LARGE OPEN PLANNED  
LOUNGE/DINER**

**EPC- TO FOLLOW COUNCIL  
TAX BAND - C**

**ENCLOSED REAR GARDEN**

**Bonds of Essex LTD**

**71 Station Road Clacton-On-Sea Essex CO15 1SD**

**salesandlettings@bondstates.co.uk | 441255420222**

**Website: www.bondstates.co.uk**



Bonds of Essex are pleased to offer for sale this family home located in the heart of Clacton on Sea. This home has a large open plan living room, dining and study area. A 22' galley style kitchen, THREE bedroom, enclosed rear garden, off street parking. The property is offered with no onward Chain. Call to view.

Conveniently located to all local shops and amenities. Clacton railway station which provides access to London Liverpool Street. Approx half a mile from the wonderful beaches

#### **Entrance Hall**

Stairs to first floor, radiator, understairs storage cupboards.

#### **Cloak Room**

Low level W.C. Wash hand basin

#### **Open plan living room** 13' 9" into bay x 11' 3" (4.19m x 3.43m)

Double glazed bay windows to front, radiator, fireplace. Open to:

#### **Open plan Dining room** 12' 11" x 11' 00" (3.94m x 3.35m)

Double glazed bay windows and door to rear, fireplace. Open to:

#### **Study** 9' 8" x 6' 4" (2.95m x 1.93m)

Double glazed window to rear.

#### **Kitchen**

Galley style kitchen with long run of white gloss fronted floor and wall mounted units. Space for washing machine, dishwasher, fridge & Freezer, gas cooker. Stainless steel sink & Drainer. Tiled splash backs. Double glazed windows to front and rear, Double glazed door leading to the garden.

#### **Landing**

Double glazed window to side, access to loft space, doors to :

#### **Bedroom 1** 13' 11" x 10' 1" (4.24m x 3.07m)

Double glazed bay window to front, radiator. Cupboard housing wall mounted gas central heating boiler (not Tested)

#### **Bedroom 2** 13' 11" x 11' 00" (4.24m x 3.35m)

Double glazed window, radiator.

#### **Bedroom 3**

Double glazed window

#### **Bathroom**

Double glazed window to front, panelled bath, pedestal wash hand basin, low level W.C. Tiled walls, radiator.

#### **Front Garden**

Block paved to front of property providing off street parking, small tree and shrubs.

#### **Rear Garden**

Enclosed by panel fencing. Paved area leading to lawn. Flower, shrub and small trees. Timber shed with power and light connected

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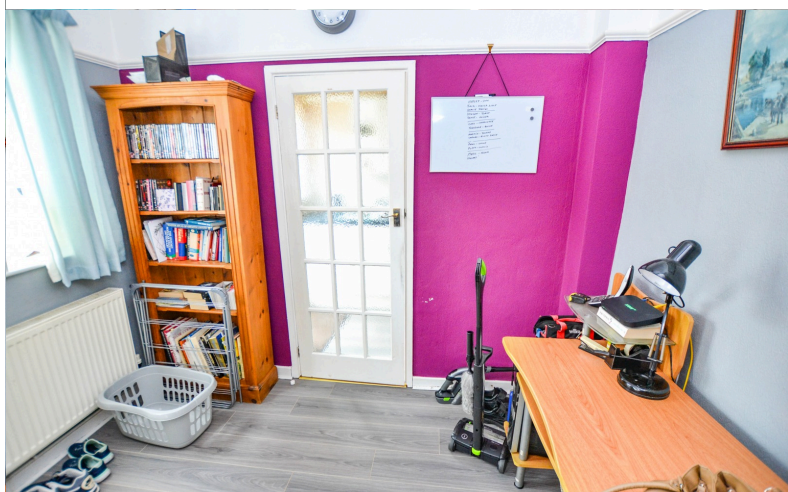
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SAMPLE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

**EPC RATINGS TO FOLLOW**

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales	EU Directive 2002/91/EC		

**EPC RATINGS TO FOLLOW**

