



Asking Price £115,000  
Hayes Road, CO15



2  
Bedrooms

1  
Bathroom

1  
Receptions



Situated close to town amenities and with own parking, is this well positioned two bedroom maisonette. A private side entrance door leads into the recently re-modded kitchen diner with modern look. A bright spacious lounge, filled with natural light from double glazed bay window. Two separate bedroom all serviced by a nice shower room. The property has its own parking space as well as its own private garden. Viewing is essential.

Please note the property has approx 61 year remaining on the lease. Some leanders may not allow borrowing so please bear that in mind. We believe this is reflected in the asking price.

**KITCHEN/DINER** 12'7" x 12'max. Double glazed side entrance door and windows, range of fitted work surfaces with drawers and cupboards under, plumbing for washing machine, inset sink unit, matching wall cabinet, part tiled walls, built in storage cupboard, radiator, **HALLWAY:** Built in cupboard under stairs housing modern electric central heating system.

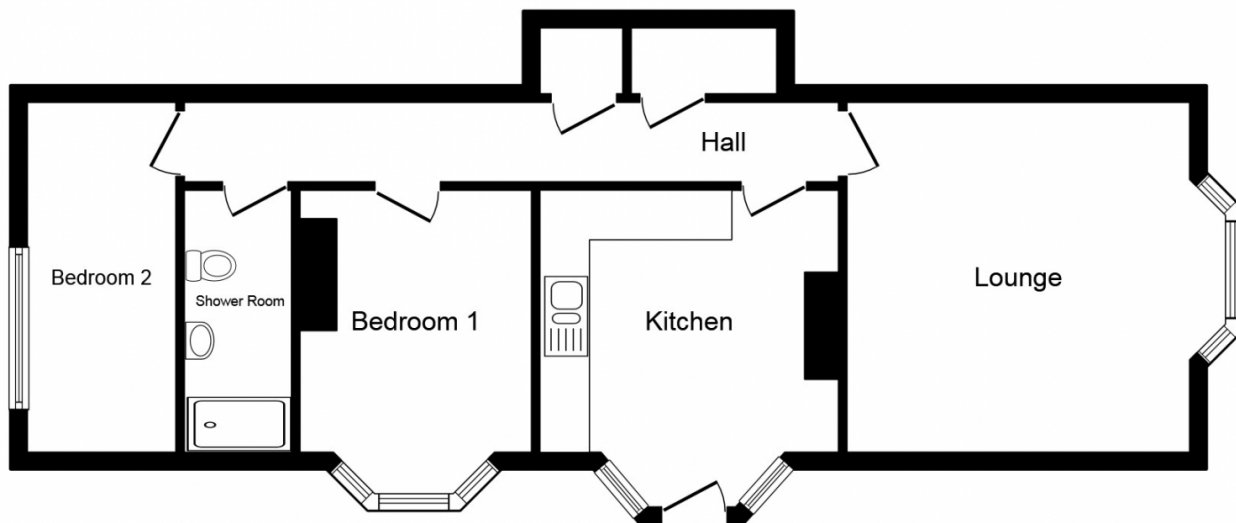
**LOUNGE:** 13'10" x 13' Double glazed front bay window, radiator.

**BEDROOM 1:** 11'2" x 10'5" Double glazed side bay window, radiator.

**BEDROOM 2:** 12' x 5'9" Radiator, double glazed rear window and door to garden.

**SHOWER ROOM:** Fully enclosed shower cubicle, wash basin, low level wc, chrome heated towel rail, part tiled walls, extractor fan.

**OUTSIDE:** Off road parking to front for one car. Side access to entrance and raised back garden which has been paved.



**Floor Plan**

Energy rating	Valid until: 24 July 2033
<b>F</b>	Certificate number: 2491-3008-7203-9727-1204

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

Tel : 441255420222  
Email : [salesandlettings@bondestates.co.uk](mailto:salesandlettings@bondestates.co.uk)  
Address : 71 Station Road Clacton-On-Sea Essex CO15 1SD



#### Disclaimer

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.