



Offers over £210,000
Homerton Close, CO15



 2
Bedrooms

 1
Bathroom

 2
Receptions



- Garage in block

- viewing advised

- Attic Room

Bonds of Essex Ltd are pleased to offer this TWO BEDROOM MID TERRACE HOME. The property benefits from an attic room and garage in block as well as further parking, double glazed windows, gas and a fully enclosed rear garden. Located in a Cul de Sac location in the popular GREAT CLACTON area. Clacton Shopping village and Large supermarket are approximately half a mile away. Clacton and its mainline train station and fabulous beaches are approximately a mile and a half away.

Double glazed entrance door to entrance porch. Internal door to:

LIVING ROOM. - 19'11" x 11'10" (6.05m x 3.63m) Double glazed window to front aspect laminate flooring. Stairs providing access to 1st floor accommodation radiator. Door to:

OPEN PLAN KITCHEN/ DINING AREA:

KITCHEN AREA: 11'11" x 8'3" (3.63m x 2.51m) Modern grey gloss fronted units, with inset composite sink and drain with mixer taps, space for fitted microwave, electric single oven, gas hob. Worktops with matching tiled splashbacks. Space for washing machine and US style fridge freezer opening to dining area.

DINING AREA 10'9" x 8'8" (3.28m x 2.64m) Double glazed windows and French doors allowing access to the garden.

The rear gardens approximately 40 feet in length. Commencing with artificial grass too raised deck area enclosed by panel fencing.

BEDROOM 1. 11'11" x 10'8" (3.63m x 3.24m) Double glazed window to front aspect radiator

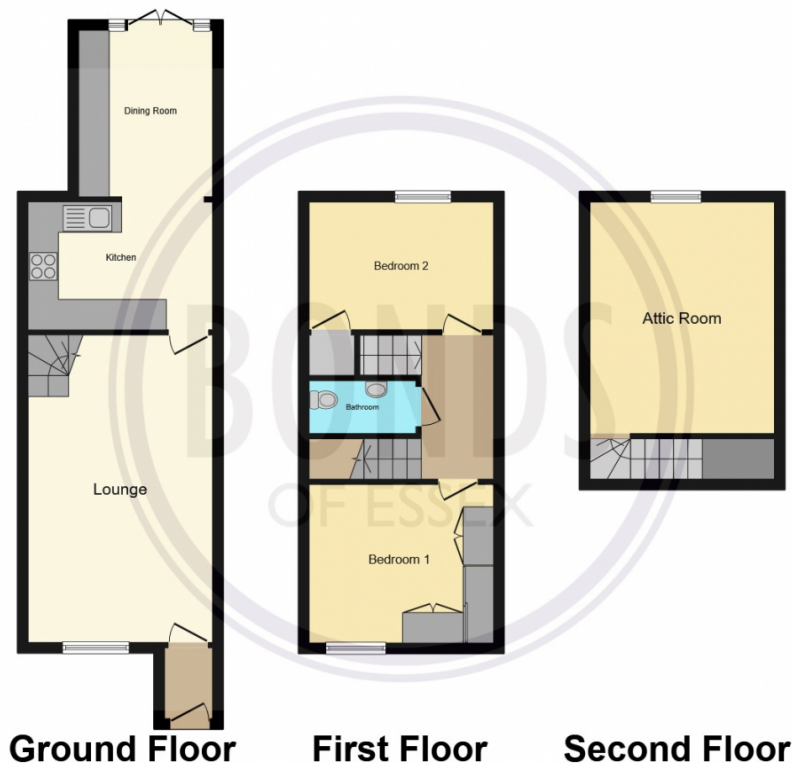
BEDROOM 2. 12'x 8'09" (3.66mx 2.70m) Double glazed window to rear aspect radiator.

BATHROOM: Modern white suite comprising your panel, bath, mixer, taps and shower attachment, close coupled WC Vanity Wash hand base. Panelled walls.

ATTIC ROOM. 16'7" x 11'8" (5.05m x 3.56m) Double glazed window to rear aspect.

Modern low maintenance front garden with grey shingle.

Garaging block.



Energy rating

C

Certificate number

9217-6026-9090-0657-6292

Total floor area 93.5 m² (1,006 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Tel : 441255420222
 Email : salesandlettings@bondstates.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.