

Asking Price £165,000 Hyacinth Close, CO16









Bonds of Essex Ltd are are delighted to offer for sale this two bedroom first floor masionette offered in good decorative order with gas central heating and a private rear garden, as well as off street parking and garage in block. Situated on the Ruaton Gardens development this property is offered with no onward chain. Could suite first time buyer or investor (likely monthly rental income £950) Keys to view.

Entrance

Double glazed entrance door to entrance hall. Radiator, quart turn staircase to:

Landing

Two double glazed windows to side aspect, cupboard housing wall mounted gas combi boiler (not tested) loft access. Doors to :

Living Room $15' 00'' \times 12' 3'' (4.57m \times 3.73m)$ Two double glazed windows to front and one to rear aspect. Two radiators.

Kitchen/breakfast room 12' 3" x 7' 7" (3.73m x 2.31m)

Double glazed windows to front & rear aspects. Fitted kitchen comprising of floor and wall mounted units with wood effect doors and draws. Work tops over, inset stainless steel sink with one & a half bowl and drainer with mixer taps over. Extractor, space for appliances, radiator.

Bathroom 6' 5" x 5' 5" (1.96m x 1.65m)

Obscured double glazed window to side. Three piece suite comprising of panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level W.C. Radiator, part tiled walls.

Bedroom 1 12' 2" x 10' 7" (3.71m x 3.23m) Double glazed window to front, radiator.

Bedroom 2 10'10" x 8'7" (3.30m x 2.62m) Double glazed window to side, radiator, built in cupboard.

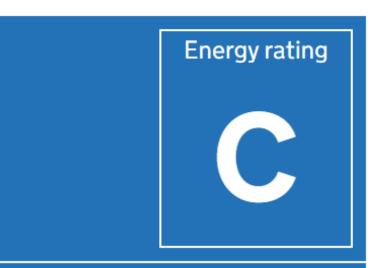
Rear Garden

Rear garden has its own entrance near the front door. Enclosed by wall and panel fencing.

Garage

Garage in block





Certificate number 0340-2204-8210-2907-4971

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

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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.