Thomas Road, Clacton-On-Sea CO15 3JD

william
h brown

welcome to

Thomas Road, Clacton-On-Sea

Ideally positioned for everyday convenience, the property is within walking distance of well-regarded nurseries, primary and secondary schools. Local shops are just moments away at the end of the adjoining road. CALL TO ARRANGE YOUR VIEWING TODAY!

Ground Floor

First Floor

Entrance Hall

Lounge
15' 1" x 10' 1" (4.60m x 3.07m)

Dining Room
10' 2" x 12' 2" (3.10m x 3.71m)

Kitchen
11' 1" x 6' 5" (3.38m x 1.96m)

Landing

Bedroom One
11' 1" x 10' 1" (3.38m x 3.07m)

Bedroom Two
12' 2" x 10' 4" (3.71m x 3.15m)

Bedroom Three
8' 6" x 6' (2.59m x 1.83m)

Bathroom

Outside

Total floor area 80.8 m² (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Thomas Road, Clacton-On-Sea

- Well Presented Throughout
- Three Bedrooms
- Ideal Family Home/First Time Buy
- Two Reception Rooms
- Close To Amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£260,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310505

The Property Ombudsman

Property Ref:
CTS310505 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01255 221212

clactononsea@williamhbrown.co.uk

64 Station Road, CLACTON-ON-SEA, Essex, CO15 1SP

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.