



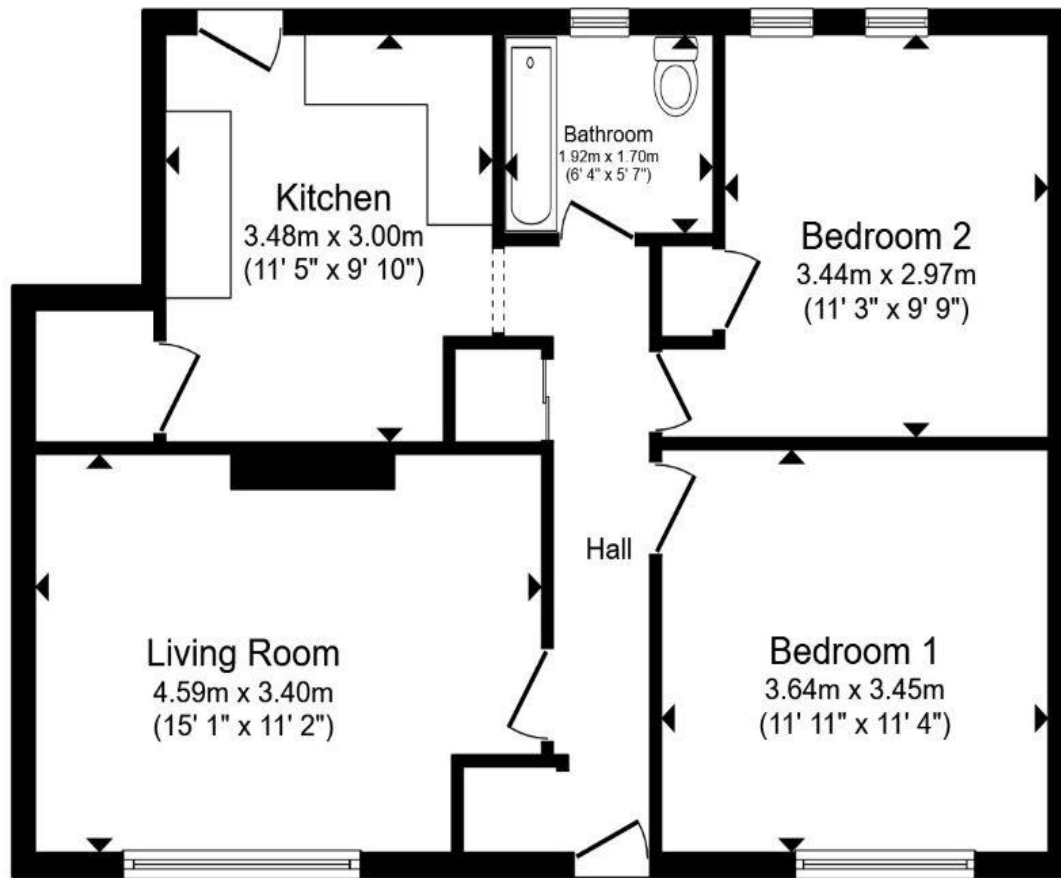
**Coopers Lane, Clacton-On-Sea CO15 2AU**

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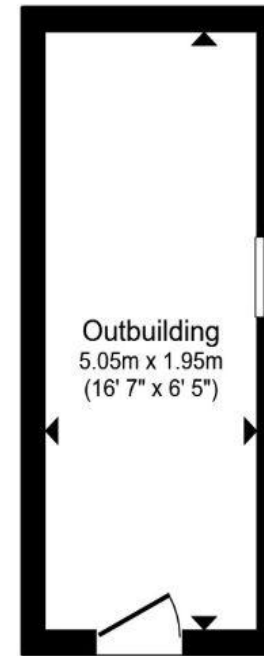
**Coopers Lane, Clacton-On-Sea**

A well-presented ground floor two-bedroom maisonette offering bright, spacious accommodation throughout. The property features a generous living area, fitted kitchen, two good-sized bedrooms and a private garden.





**Floor Plan**



**Outbuilding**

**Entrance Hall**

**Living Room**

15' 1" x 11' 2" ( 4.60m x 3.40m )

**Kitchen**

11' 5" x 9' 10" ( 3.48m x 3.00m )

**Bedroom 1**

11' 11" x 11' 4" ( 3.63m x 3.45m )

**Bedroom 2**

11' 3" x 9' 9" ( 3.43m x 2.97m )

**Bathroom**

6' 4" x 5' 7" ( 1.93m x 1.70m )

**Front Garden**

**Rear Garden**

**Agents Note**

Total floor area 71.9 m<sup>2</sup> (774 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](http://www.propertybox.io)



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## Coopers Lane, Clacton-On-Sea

- Ground Floor Maisonette
- Two Bedrooms
- Private Garden
- Off Road Parking
- No Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 100.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Nov 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £130,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS310800](http://williamhbrown.co.uk/Property/CTS310800)



Property Ref:  
CTS310800 - 0002

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