



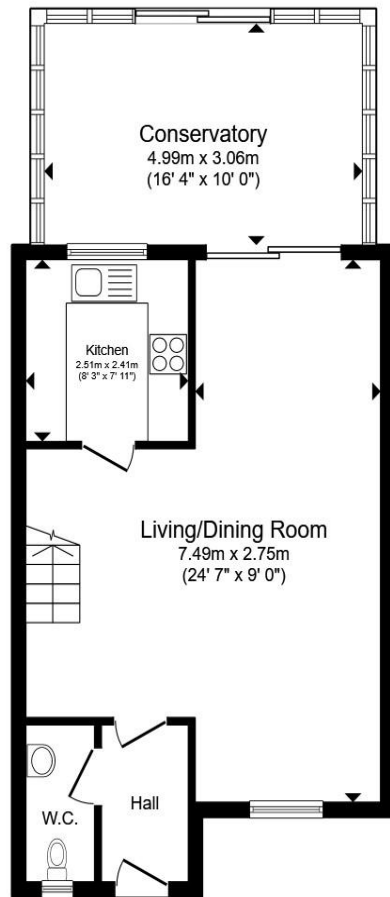
**Constable Avenue, Clacton-On-Sea CO16 8YU**

**welcome to**

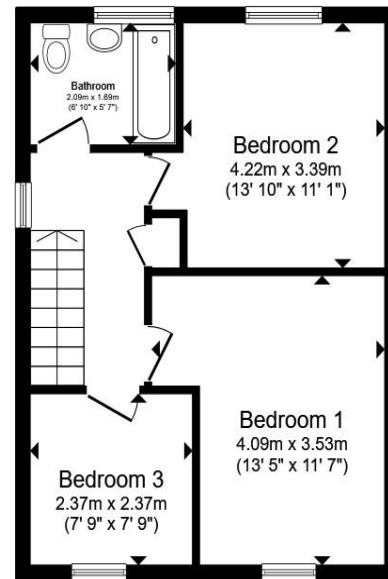
**Constable Avenue, Clacton-On-Sea**

3 Bedroom detached house with garage and driveway located on the popular CANN HALL development. Close to good schools, local amenities and great public transport routes. Offering open plan living room diner, modern kitchen, good sized bedrooms.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Living/Dining Room**

24' 7" x 9' ( 7.49m x 2.74m )

**Conservatory**

16' 4" x 10' ( 4.98m x 3.05m )

**Kitchen**

8' 3" x 7' 11" ( 2.51m x 2.41m )

**Bedroom 1**

13' 5" x 11' 7" ( 4.09m x 3.53m )

**Bedroom 2**

13' 10" x 11' 1" ( 4.22m x 3.38m )

**Bedroom 3**

7' 9" x 7' 9" ( 2.36m x 2.36m )

**Bathroom**

**Garage**

**Rear Garden**

Total floor area 96.8 m<sup>2</sup> (1,042 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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## Constable Avenue, Clacton-On-Sea

- DETACHED
- CLOSE TO SCHOOLS
- OFF-ROAD PARKING & GARAGE
- GOOD SIZED GARDEN
- CANN HALL DEVELOPMENT

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

**£280,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS310905](http://williamhbrown.co.uk/Property/CTS310905)



Property Ref:  
CTS310905 - 0002

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