



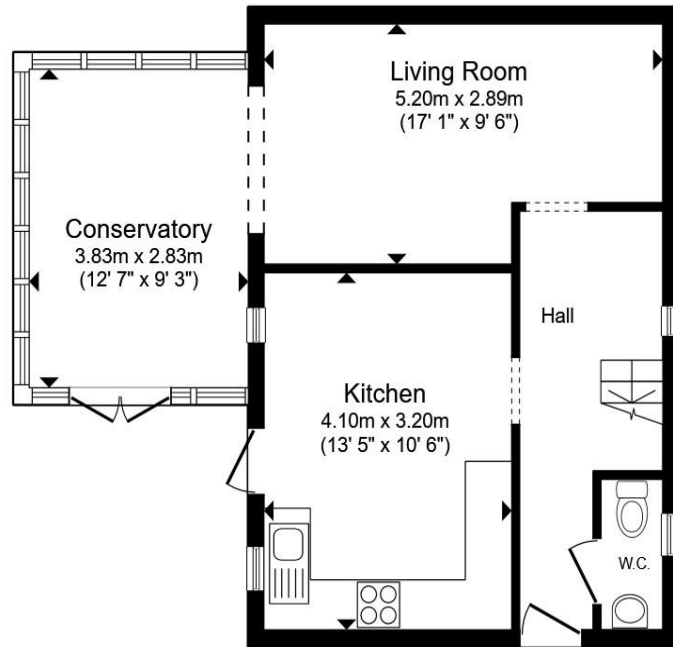
**Tulip Way, CLACTON-ON-SEA CO16 7BW**

**welcome to**

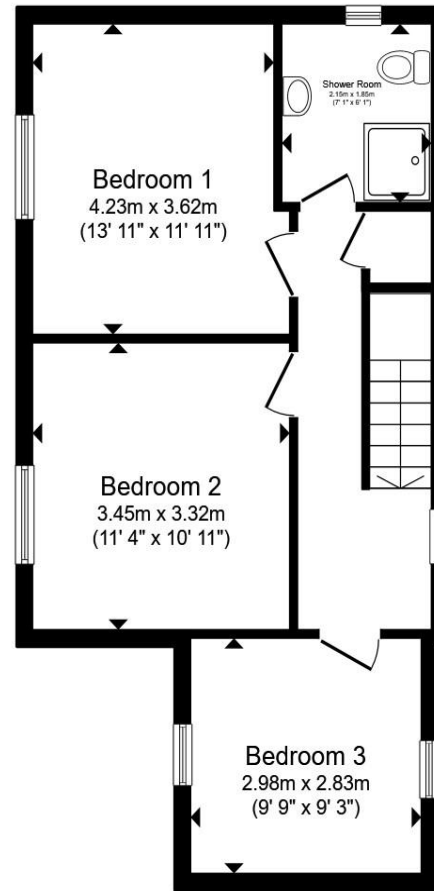
**Tulip Way, CLACTON-ON-SEA**

**\*GREAT FAMILY HOME\*** – Link-detached three-bedroom house located close to schools and local amenities, offering easy access to the town and train station. The property features off-road parking and a garage, a good-sized garden, well-proportioned bedrooms, a spacious kitchen, and an open-plan lounge





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Living Room**

17' 1" x 9' 6" ( 5.21m x 2.90m )

**Conservatory**

12' 7" x 9' 3" ( 3.84m x 2.82m )

**Kitchen**

13' 5" x 10' 6" ( 4.09m x 3.20m )

**Bedroom 1**

13' 11" x 11' 11" ( 4.24m x 3.63m )

**Bedroom 2**

11' 4" x 10' 11" ( 3.45m x 3.33m )

**Bedroom 3**

9' 9" x 9' 3" ( 2.97m x 2.82m )

**Shower Room**

7' 1" x 6' 1" ( 2.16m x 1.85m )

**Rear Garden**

Total floor area 95.4 m<sup>2</sup> (1,026 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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## Tulip Way, CLACTON-ON-SEA

- THREE BEDROOM LINK DETACHED
- GARAGE & OFF-ROAD PARKING
- GREAT SIZED BEDROOMS
- GREAT GARDEN FOR FAMILY
- CLOSE TO SCHOOLS

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

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS310871](http://williamhbrown.co.uk/Property/CTS310871)



Property Ref:  
CTS310871 - 0002

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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.



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