



32 VERMONT CLOSE, CLACTON-ON-SEA CO15

£1,200 PER MONTH

3 Bedrooms | 1 Bathrooms | 1 Reception

**** AVAILABLE MAY 2020 **** Situated within a stones throw of Clacton's seafront is this modern three bedroom bungalow, offering spacious living accommodation throughout. Benefitting from double glazing & gas central heating, and accommodation comprising of; an open plan lounge/diner/kitchen, cloakroom, three well-proportioned bedrooms, a playroom/study and a modern three piece bathroom suite, whilst externally offering a generous rear garden with a south-westerly aspect, a garage and driveway parking for multiple vehicles. We strongly advise the earliest of appointments to view.

Whilst we make every effort to make our lettings particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, should not be relied upon as a statement of fact. Our room sizes are an approximation and are only intended to provide general guidance. If you have any queries over these particulars please contact us to discuss further.

Viewings are to be arranged strictly via prior appointment with Branocs Estates.

We regret to inform you that on this occasion SMOKERS & HOUSING BENEFIT RECIPIENTS will not be considered for this property.



Front of Property

The frontage is mainly paved to provide parking for multiple vehicles. Entrance door to the side of the property.

Entrance Hall

Laminate wood flooring. Radiator. Airing cupboard.

Cloakroom

Consisting of a low level WC and a wash hand basin with mixer tap inset to vanity unit. Laminate wood flooring. Obscure glazed window to side. Chrome heated towel rail.

Open Plan Lounge/Diner/Kitchen

4.24m x 7.44m (13' 11" x 24' 5") Kitchen area comprising of a range of matching wall and base level units with roll edge worktops. Integral dishwasher, fridge/freezer and oven with separate four ring hob and extractor over. Stainless steel sink unit with mixer tap & drainer. Tiled splashbacks. Laminate wood flooring throughout. Patio doors to rear garden. Radiator. Ceiling spotlights.

Playroom

2.12m x 2.29m (6' 11" x 7' 6") Carpet flooring. Window to side.

Inner Hallway

Laminate wood flooring. Radiator. Loft access. Storage cupboard.

Bedroom One

3.43m x 4.68m (11' 3" x 15' 4") Carpet flooring. Window to front. Radiator. Alcove storage space.

Bedroom Two

3.33m x 3.45m (10' 11" x 11' 4") Carpet flooring. Window to front. Radiator.

Bedroom Three

2.71m x 4.04m (8' 11" x 13' 3") Carpet flooring. Window to side. Radiator.

Bathroom

A modern three piece suite consisting of a panel bath with mixer tap & rainfall shower head over, a low level WC with inset flush and a wash hand basin with mixer tap inset to vanity unit. Tiled flooring. Obscure glazed window to side. Chrome heated towel rail. Tiled walls. Shaving point. Ceiling spotlights. Storage cupboard.

Rear of Property

The south-westerly rear garden immediately commences with a paved patio area, whilst the majority is laid to lawn. Personnel door into garage. Outbuilding. Enclosed by panel fencing.

Garage

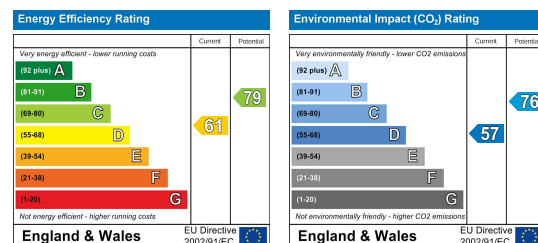
Accessed via an up & over door. Approached by the paved driveway.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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