# ichaels property consultants

**Guide Price** 

# £500,000



- Over 1/3 Acre
- Amazing Opportunity
- Lots Of Potential
- Corner Plot
- **Detached Bungalow**
- Garage And Parking

## 23 Fields Close, Weeley, Clacton-on-Sea, Essex, CO16 9DS,

Guide Price £500,000 to £550,000 A rare opportunity to purchase this incredible plot of over 1/3 of an Acre, in the corner of a small cul-de-sac within Weeley Heath. With plenty of potential for redevelopment or refurbishment this blank canvass could be your dream property. Currently offering three bedrooms, bathroom, cloakroom, lounge/diner, kitchen, garage, parking and incredible gardens. Please call for further details.





# Property Details.

## All accommodation on one level

## **Entrance Hall**

With fitted cupboards, loft access and doors to.

## Lounge/Diner



24' 0" x 18' 11" (7.32m x 5.77m) An L shaped room with sliding doors to front, window to rear, open fireplace, two radiators, door to kitchen.

## **Kitchen**



12' 6" x 10' 0" (3.81m x 3.05m) Window to rear, door to rear, door to hallway, a range of fitted units and drawers with worktops over, inset sink, spaces for appliances, tiled splashbacks, eye level units, floor mounted oil fired boiler.

## Bedroom



13' 3" x 13' 0" (4.04m x 3.96m) Window to front, fitted wardrobe.

## Bedroom



11' 7" x 10' 0" (3.53m x 3.05m) Window to rear, fitted wardrobe.

## Bedroom

10' 0" x 8' 0" (3.05m x 2.44m) Window to front, fitted wardrobe.

## Property Details.

## Bathroom



Obscure window to rear, panel bath, pedestal wash hand basin, heated towel rail, tiled walls.

## Gardens



With an overall plot of 0.4 acre mainly laid to lawn with various trees, shrubs and plants wrapping around the property offering incredible potential.

## Cloakroom



Obscure window to rear, low level WC, tiled walls.

## Outside

## Garage and Parking

Up and over door to front, window and door to rear, power and light connected. Driveway providing off road parking.

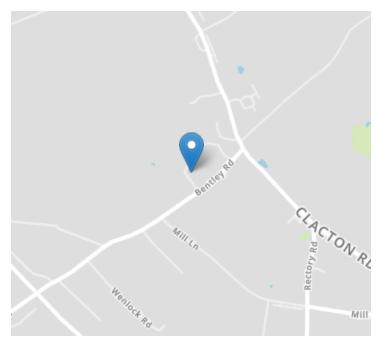
## Property Details.

#### Floorplans



TOTAL FLOOR AREA: 1207 sq.R. (112 2 sq.m.) approx. While wely along task ion rade to ensure the Accuracy of the flooplate contained low, insurancement of costs, instruction, costs and out yet memory approximate in regionalized in the start tage yets; ossister or mis-statement. This pain is the instructive puppers any and should be used as in act by any projective purchase. The service, in your and applicance in tools have not been and an or to public the start of the statement. The service is the instruction of the service method and to public the service of the service

#### Location



#### **Energy Ratings**

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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