



## 53 Melbourne Road, Clacton-On-Sea, CO15 3HZ

£1,400

- Three-Bedroom Semi-Detached Home
- Modern Family Bathroom
- Large Rear Garden With Patio Area
- Master Double Bedroom With Fitted Wardrobes
- Two Powered Office/Summer House Outbuildings
- Convenient Location Close To Local Amenities And Transport Links
- Separate Modern Kitchen And Dining Room
- Private Driveway With Parking For Two Vehicles

## Directions

## Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

B

## EPC Rating:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	