



EPC: E

Colne Way, Point Clear Bay, Clacton-on-Sea

Guide Price: £20,000

Bairstoweves

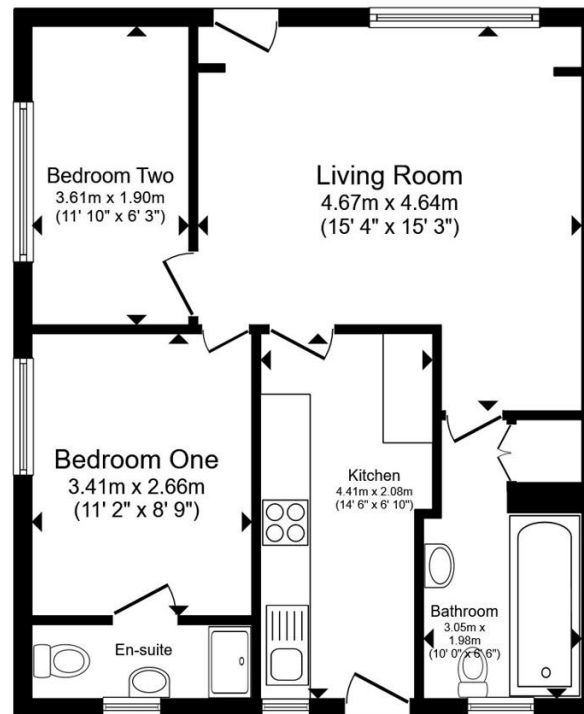


This property is affected by structural issues caused by subsidence and is therefore suited to buyers seeking a full renovation or re-development opportunity. Set on a generous plot, the home offers strong potential for those looking to create something bespoke, whether through substantial refurbishment or a complete reimagining of the existing layout, subject to any necessary consents.

Inside, the accommodation includes a central living area, two bedrooms - one with an ensuite - along with a separate kitchen and bathroom. The property is in poor condition throughout, but the sizeable grounds offer scope for landscaping, additional parking, or future improvements once structural works have been addressed.

The surrounding area provides convenient access to local shops, schools, medical facilities and leisure amenities. Clacton's coastline is only a short distance away, offering beaches, promenades and a range of seaside attractions, while nearby parks, cafés and community facilities add to the appeal. Transport links also provide straightforward connections to neighbouring towns.

This represents a rare opportunity to secure a substantial plot in an established



Total floor area 53.9 m² (580 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





Council Tax Band: **A**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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