



2 Bedrooms

Palmer & Partners are delighted to present this detached house, constructed in 2018, located in the esteemed village of Weeley Heath.

This residence comprises two double bedrooms and boasts an enclosed rear garden with gated rear access to a private driveway. Other features include open plan living accommodation, a ground floor cloakroom, and is maintained to a high standard throughout.

1 Millers Green, Weeley Heath, Clacton-on-Sea, Essex, CO16 9FT

Asking Price:

£325,000

EPC Rating: B



This property has been meticulously cared for, and an internal viewing is highly recommended to fully appreciate the quality of accommodation available. The property is conveniently situated about one mile from the mainline railway station and local shopping amenities.

Agents Note: We have been advised by the seller that there is a service charge payable of approximately £140 per annum as a contribution to the maintenance of the green and other communal areas. The owner is currently awaiting confirmation on the new annual charge.

The property lies in the sought after village of Weeley Heath on the outskirts of Frinton and Colchester. Its location gives easy road links to the A120 and A12 with nearby railway links via Weeley, Clacton & Thorpe-le-Soken, with the latter two having direct links into London Liverpool St.

Weeley has a sought after local primary school and its own various thriving village amenities, post office, bakery, convenience store and regular buses to all neighbouring towns and villages.



For additional information and full photo gallery please visit www.palmerpartners.com



ENTRANCE HALL
GROUND FLOOR CLOAKROOM
OPEN PLAN LIVING ROOM 26'1 x 15'6
KITCHEN 13'5 x 7'2
FIRST FLOOR LANDING
BEDROOM ONE 15'6 x 9'7
BEDROOM TWO 13'8 x 8'6
BATHROOM

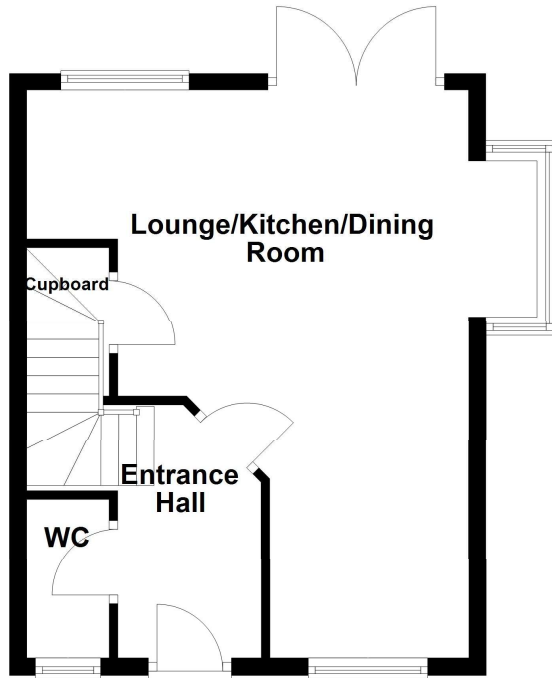
Council Tax Band - D

Tenure - Freehold

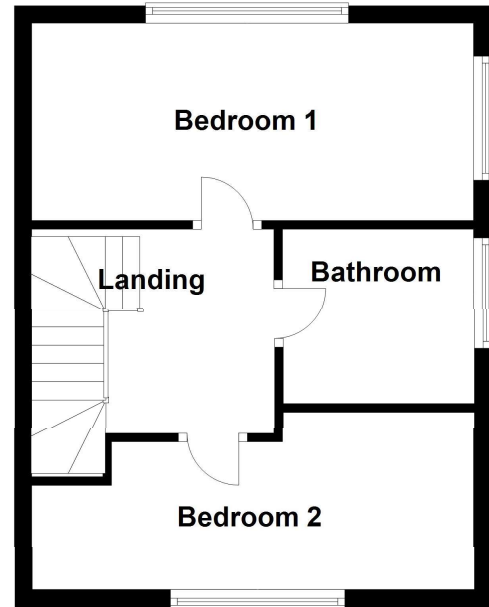
Viewing - By appointment through Palmer & Partners



Ground Floor



First Floor



Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. 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 any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.