



**TEWKESBURY ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3NZ
£295,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are Pleased to be Offering this Extended Semi Detached Family Home Situated within Close Proximity to Clacton's Town Centre and within Walking Distance of Railway Station and Favoured Secondary Schools. Immediate Viewing is Recommended.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Station Road, turning left into Carnarvon Road. At roundabout take last exit into Wellesley Road, first right into Oxford Road, left into Tewkesbury Road and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS* 18'6 x 10'4 LOUNGE AREA *

* 17'1 x 11'2 DINING AREA *

* 12'2 x 11'7 KITCHEN BREAKFAST ROOM *

* REFURBISHED BATHROOM *

* GAS HEATING SYSTEM * UPVC DOUBLE GLAZING *

* APPROXIMATELY 70' SOUTH WESTERLY FACING REAR GARDEN *

* OFF ROAD PARKING *

* WALKING DISTANCE OF RAILWAY STATION AND SCHOOLS *

* SOLE AGENTS *

ENTRANCE HALL:

Double glazed entrance door into entrance hall. Stairs to first floor with storage space under. Laminate flooring. Radiator. Double glazed window to side. Doors to kitchen breakfast room and lounge.

KITCHEN BREAKFAST ROOM: 12'2 (3.71m) x 11'7 (3.53m)

Fitted with a range of laminated fronted base units with wood block work surfacing and inset one and a half bowl sink unit, range of matching eye level cupboards with lighting under, integrated dishwasher, recessed range style cooker. Tiled flooring. Double glazed window to front.

LOUNGE DINING AREA: 18'6 (5.64m) x 10'4 (3.15m)

Radiator. Laminate flooring. 8'6 opening to dining area.

DINING AREA: 17'1 (5.21m) x 11'2 (3.40m)

Continuation of laminate flooring. Radiator. Double glazed windows to side and rear, double doors to rear garden.

FIRST FLOOR LANDING:

Radiator. Built in linen cupboard. Access to loft affording access to gas boiler. Double glazed window to side.

BEDROOM ONE: 11'7 (3.53m) x 10'10 (3.30m)

Built in wardrobes. Radiator. Double glazed window to front.

BEDROOM TWO: 10'5 (3.18m) x 8'3 (2.51m)

Radiator. Laminate flooring. Double glazed window to rear.

BEDROOM THREE: 10'0 (3.05m) x 7'0 (2.13m)

Radiator. Double glazed window to rear.

FAMILY BATHROOM:

Refitted modern suite comprising of floor standing bath with mixer tap, shower attachment and further built in Aqualisa raindrop shower head over, recessed tiled storage area, pedestal wash basin, low level WC. Tiled flooring, fully tiled walls. Radiator/towel rail. Double glazed window to side.

OUTSIDE:

Double width driveway affording off road parking for two vehicles. Further lawned frontage, partially retained by brick wall and timber fencing. Pedestrian access down the side of the property to enclosed storage area with access to brick built outhouses, further access to rear garden. The rear garden is approximately 70' in length enjoying a South Westerly aspect. There is a decked area adjacent to the rear of the property stepping down to formal lawned garden with flower and shrub beds to one side. The garden is retained by timber paneled fencing.

AGENTS NOTES:

Material information for this property

Tenure Freehold. Council Tax Band B. EPC C

Services connected.

Electricity - Yes

Gas - Yes

Water- Yes

Sewerage type- Mains

Telephone and Broadband coverage -Yes

Prospective purchasers should be directed to web site Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No

Non standard property features to note - No







GROUND FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.8 SQ.M.)