



**WINDMILL PARK,
CLACTON-ON-SEA, ESSEX, CO15 3RX
£220,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are Delighted to Offer for Sale this Well Presented Semi Detached House Situated in an Established Location on the Outskirts of Town Centre. The property is conveniently located within a short walk of local shops and Clactons mainline railway station leading to London Liverpool Street.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road, left at the first junction into Carnarvon Road, bear right at the roundabout into Wellesley Road. Continue along Wellesley Road onto the one way system staying in the right hand lane before reaching Burcarts on the left hand side, take a sharp right back onto the one way system into the left hand lane, first turning left into Berkeley Road, proceed to the end of Berkeley Road which leads into Windmill Park and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * MODERN BATHROOM SUITE *
- * 15'3 x 12'8 LOUNGE * 12'5 x 10'5 OPEN PLAN DINING ROOM *
- * 12'5 FITTED KITCHEN *
- * GAS HEATING VIA RADIATORS *
- * REPLACEMENT DOUBLE GLAZED WINDOWS *
- * SOUTH FACING REAR GARDEN *
- * SOLE AGENTS * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 12'6 (3.81m) x 10'5 (3.18m)

Storage cupboard. Radiator. Window to rear.

BEDROOM TWO: 11'0 (3.35m) x 10'6 (3.20m)

Built in wardrobe. Radiator. Window to front.

BEDROOM THREE: 8'7 (2.62m) x 8'0 (2.44m)

Radiator. Window to front.

BATHROOM: 9'8 (2.95m) x 6'10 (2.08m)

White suite comprising of shower bath with glazed shower screen, pedestal wash basin, low level WC. Part tiled walls. Radiator. Windows to side and rear.

LANDING:

Loft access. Window to side. Stairflight to ground floor.

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Radiator. Window to side.

LOUNGE: 15'3 (4.65m) x 12'8 (3.86m)

Ornamental wooden fire surround with marble effect inset and hearth. Fitted gas fire. Radiator. Bay window to front. Open plan to:

DINING ROOM: 12'5 (3.78m) x 10'5 (3.18m)

Radiator. Window to rear.

KITCHEN: 12'5 (3.78m) x 8'6 (2.59m)

Well appointed with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit, mixer tap, cupboards under, wall mounted gas boiler, understairs storage recess. Windows to side and rear, double glazed door to lobby area providing additional storage space.

OUTSIDE WC:

High level WC. Window to rear.

OUTSIDE:

Lawned front garden, pedestrian side access leading through to South facing lawned rear garden, patio area, enclosed by panelled fencing.

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AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: E

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Yes

Prospective purchasers should be directed to website 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



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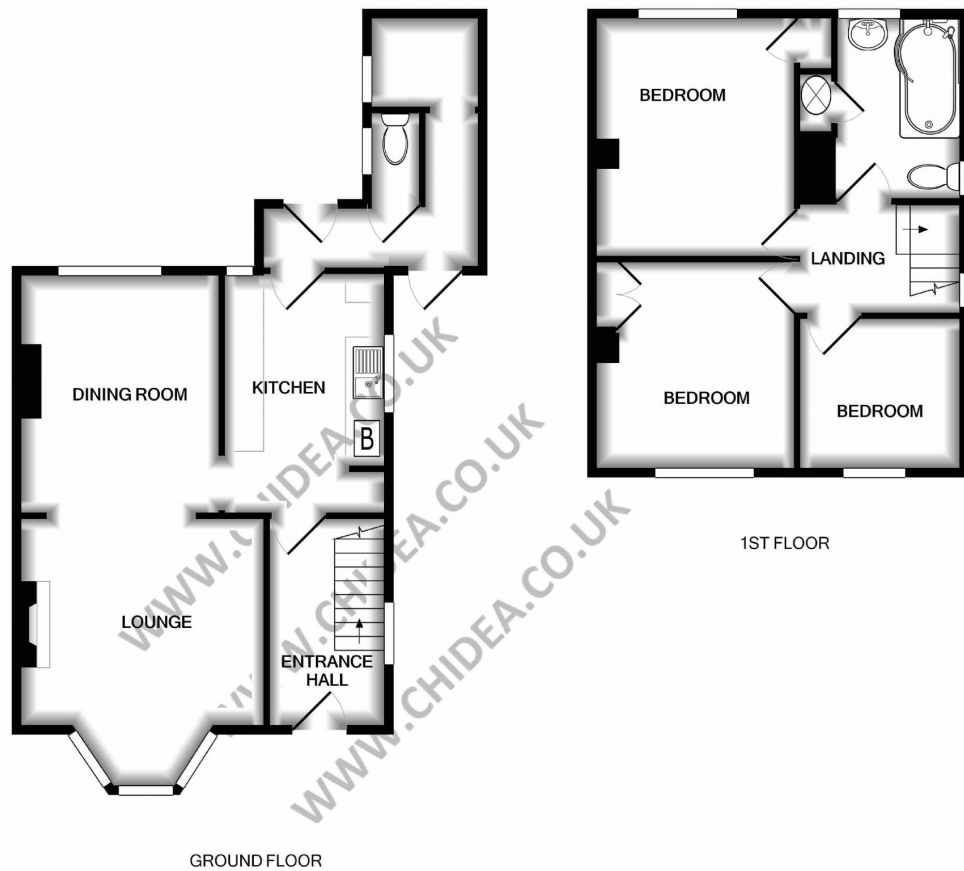


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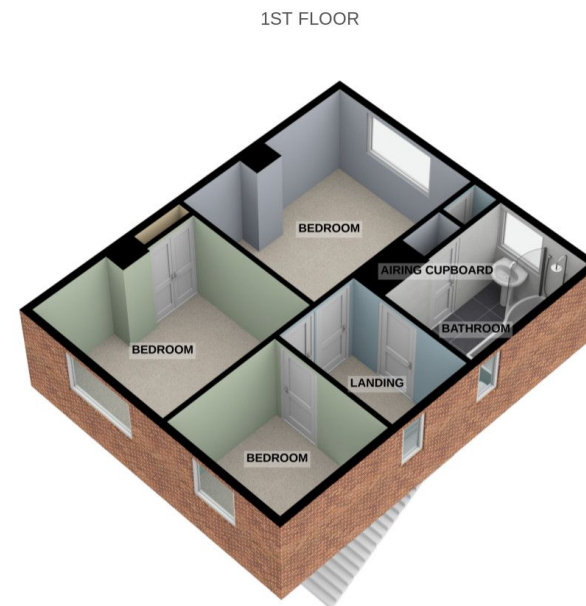
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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