



BLAKE & THICKBROOM



**BLENHEIM ROAD,
CLACTON-ON-SEA, ESSEX, CO15 1DP
£220,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this three bedroom semi detached house situated within close proximity to Clacton's town centre and seafront. The property is being offered for sale with no onward chain and is offering scope for improvement and potential extension, subject to relevant planning permissions.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Old Road leading into Wash Lane. Continue along Wash Lane leading into Arnold Road, straight across the first junction into the second part of Arnold Road, take the first turning on the right into Blenheim Road and the property can be found at the far end on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 13'3 LOUNGE *

* 19'8 x 8'4 KITCHEN DINER *

* 9'9 CONSERVATORY * FIRST FLOOR WET ROOM*

* GAS HEATING SYSTEM * DOUBLE GLAZING *

* OFF ROAD PARKING AND GARAGE *

* LARGE SIDE GARDEN * POTENTIAL FOR EXTENSION (subject to permission) *

* CLOSE PROXIMITY TO TOWN CENTRE AND SEAFRONT *

* NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

UPVC double glazed entrance door with matching glazed side panel into entrance hall. Stairflight to first floor with storage cupboard under. Doors to lounge and kitchen diner.

LOUNGE: 13'3 (4.04m) x 11'2 (3.40m)

Double glazed windows to front and side aspects.

KITCHEN DINER: 19'8 (5.99m) x 8'4 (2.54m)

The kitchen area is fitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over, cupboard, drawers and storage space under, range of matching eye level cupboards concealing wall mounted gas boiler, integrated four ring gas hob, single oven. Radiator. Double glazed windows to side and rear, door to:

CONSERVATORY: 9'9 (2.97m) x 7'7 (2.31m)

Of single brick construction, timber framed glazed aspects to sides and rear, sliding patio doors to rear garden.

FIRST FLOOR LANDING:

Access to loft. Doors to bedrooms and shower room.

BEDROOM ONE: 12'0 (3.66m) x 8'6 (2.59m)

(plus door recess). Radiator. Double glazed window to rear.

BEDROOM TWO: 10'7 (3.23m) x 9'8 (2.95m)

(plus door recess). Radiator. Double glazed window to front.

BEDROOM THREE: 8'8 (2.64m) x 8'0 (2.44m)

(maximum). Double glazed window to front.

WET ROOM:

Fitted with low level WC, vanity wash basin, wall mounted shower unit. Fully tiled walls. Radiator. Double glazed window to rear.

OUTSIDE:

The property occupies a considerable corner plot which is predominately lawned and retained by fencing and mature well kept hedging. Off road parking to the side affording access to prefabricated garage and small paved rear garden area with further brick built storage sheds.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating D.

Services connected.

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - Unknown due to the property being a Probate Sale. 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 - Yes. The property was reconstructed in 1988 with a new brick cavity and issued with a PRC certificate (Copy on file) . The property is awaiting registration for a possessory title and when registered will be sold with indemnity insurance policy .



