



BLAKE & THICKBROOM



HAYES ROAD,
CLACTON-ON-SEA, ESSEX, CO15 1TX
£260,000 (Asking Price)

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<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this end terraced family home conveniently located within walking distance of mainline railway station, Clacton's town centre and seafront. The property has undergone some modernisation and is being offered for sale with no onward chain. A early viewing is highly recommended to fully appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road turning left into Alexandra Road. At the junction turn left into Hayes Road and the property can be found on the right hand side towards the bottom end of Hayes Road.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* 17'1 x 11'4 BEDROOM ONE * 11'6 x 10'6 BEDROOM TWO *

* 11'5 x 10'6 BEDROOM THREE * 12'2 x 11'6 LOUNGE *

* 20'7 x 11'3 KITCHEN *

* GAS HEATING * DOUBLE GLAZING *

* WESTERLY FACING REAR GARDEN *

* NO ONWARD CHAIN * SOLE AGENTS *

* WALKING DISTANCE TO MAINLINE RAILWAY STATION & CLACTON'S TOWN CENTRE *

* OFF ROAD PARKING * SOLE AGENTS*

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator, stairs to first floor with storage cupboard under, doors to all rooms.

FIRST FLOOR LANDING:

Radiator, access to loft, doors to all rooms.

BEDROOM ONE: 17'1 (5.21m) x 11'4 (3.45m)

Two radiators, replacement double glazed windows to side and rear.

BEDROOM TWO: 11'6 (3.51m) x 10'6 (3.20m)

Radiator, replacement double glazed window to rear.

BEDROOM THREE: 11'5 (3.48m) x 10'6 (3.20m)

Radiator, replacement double glazed window to front.

BATHROOM:

Low level WC, pedestal wash basin, panelled bath with shower attachment and shower screen. Fully tiled walls, radiator, replacement double glazed window to front.

WC:

Low level WC, replacement double glazed window to side.

LOUNGE: 12'2 (3.71m) x 11'6 (3.51m)

Radiator, open fireplace with tiled base and surround. Double glazed bay window to front.

DINING ROOM: 11'6 (3.51m) x 10'5 (3.18m)

Radiator, replacement double glazed window to rear.

KITCHEN: 20'7 (6.27m) x 11'3 (3.43m)

Fitted with a range of cream coloured laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer taps. Cupboards and drawers under, built in low level double oven, four ring gas hob with stainless steel splashback and extractor hood above. Range of eye level cupboards, cupboard housing wall mounted gas boiler. Integrated fridge and freezer, part tiled walls, open fireplace and tiled base. Replacement double glazed window to rear, replacement double glazed door leading to garden.

OUTSIDE:

The front garden part concrete and part shingled providing off road parking for at least two cars. Pedestrian shared access to the right hand side of the property leading to gated access to rear garden. The rear garden is concreted and enclosed by wooden panel fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

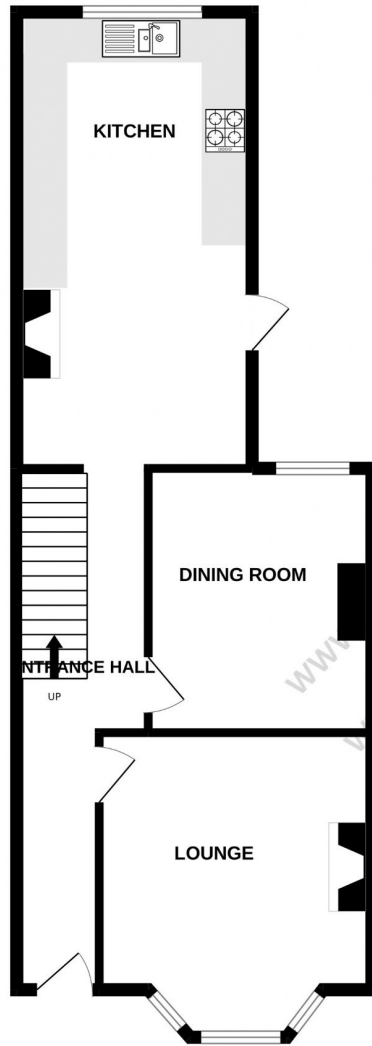
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

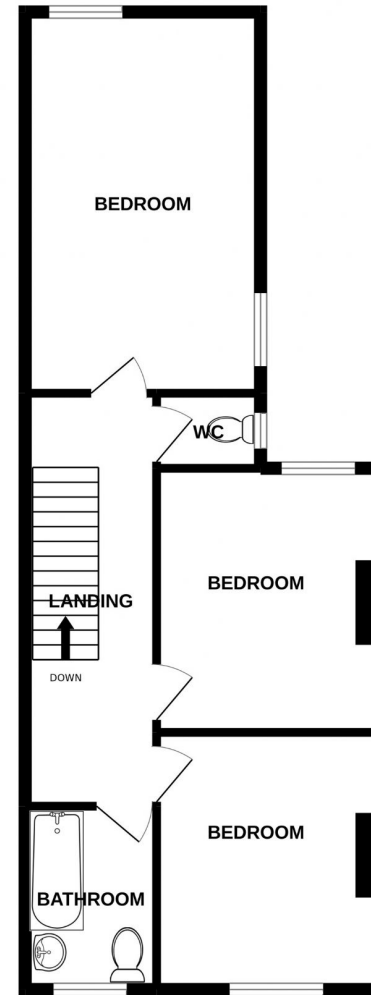
Non standard properties features to note - None.



GROUND FLOOR



1ST FLOOR



HAYES ROAD, CLACTON-ON-SEA, ESSEX, CO15 1TX

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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