



**GAINSFORD AVENUE,
CLACTON-ON-SEA, ESSEX, CO15 5AS
£450,000 (Asking Price)**

DESCRIPTION:

NO ONWARD CHAIN!. SITUATED IN EAST CLACTON. Beautifully presented detached house situated in this sought after residential location on the eastern outskirts of Clacton's town centre. The property is offered for sale with no onward chain and is conveniently located within walking distance of the highly regarded Holland Park primary school, local newsagents and a short walk from Clacton on Sea seafront.

Call our offices to arrange a viewing now!

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the High Street straight across the traffic lights leading into the Holland Road. Continue along Holland Road for approx quarter of a mile and before reaching the Holland Park school on the left hand side turn right into Gainsford Avenue. Proceed a short distance and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- *VIDEO TOUR AVAILABLE* * FOUR BEDROOMS * GROUND FLOOR CLOAKROOM *
- * FIRST FLOOR FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE * GAS HEATING APPROX 3 YEARS OLD *
- * GALLERIED LANDING * 17'2 STUDY/OFFICE *
- * 29' LOUNGE/DINER WITH FEATURE FIREPLACE *
- * 16' FITTED KITCHEN WITH BUILT IN OVEN, HOB UNIT & EXTRACTOR HOOD *
- * 14'2 GARDEN ROOM * DETACHED GARAGE *
- * PARKING FOR TWO VEHICLES * ESTABLISHED REAR GARDEN * SOLE AGENTS *

BEDROOM ONE: 14'7 (4.45m) x 12'7 (3.84m)
(into bay recess) (Into wardrobe recess). Range of built in wardrobes with white laminated and mirror fronted doors, cupboards above bed recess, matching bed side tables and corner display units, further built in drawers units to bed recess. Radiator, bay window to front

BEDROOM TWO: 13'8 (4.17m) x 12'8 (3.86m)
Built in wardrobes with dark oak effect varnished front doors, radiator, window to rear.

BEDROOM THREE: 10'0 (3.05m) x 9'6 (2.90m)
Radiator, window to rear.

BEDROOM FOUR: 10'8 (3.25m) x 7'10 (2.39m)
Built in wardrobes with varnished shutter style fronted doors, range of hanging rails, radiator, window to front.

BATHROOM:
White suite comprising inset panelled bath with mixer taps and shower attachment, separate shower cubicle. Vanity hand wash basin, raised low level WC, part tiled walls. Access to loft, radiator, window to rear.

GALLERIED LANDING:
Radiator, bay window to front, stair flight to ground floor.

ENTRANCE LOBBY:

Part glazed entrance door to entrance lobby, tiled flooring, further wooden panelled entrance door to reception hallway.

RECEPTION HALLWAY:

Radiator, understairs storage cupboard, access through to study/office (former garage)

STUDY/OFFICE: 17'2 (5.23m) x 7'6 (2.29m)
(former garage) internal door leading to ground floor cloakroom. Radiator, bay window to front, ornamental arched stain glass window to side.

GROUND FLOOR CLOAKROOM:

Low level WC.

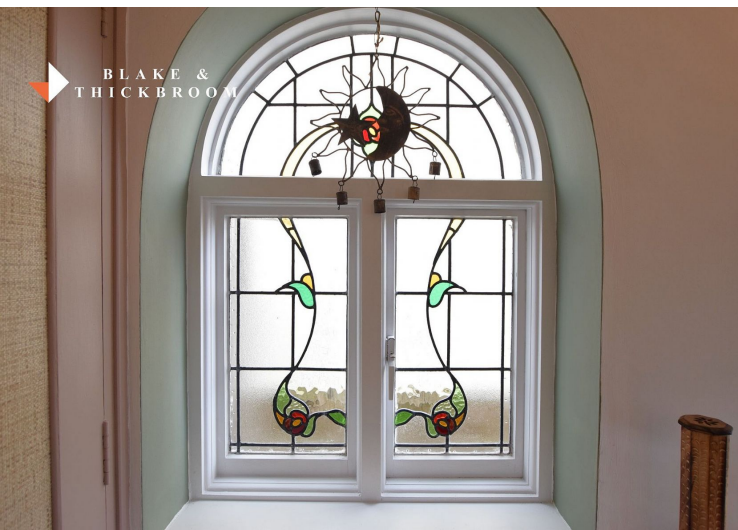
LOUNGE DINER: 29'0 (8.84m) x 12'7 (3.84m)
Open fireplace with moulded wooden fire surround, marble effect inset and hearth, alcove display shelving with storage cupboards below. Two radiators, bay window to front, glazed double doors to garden room.

GARDEN ROOM: 14'2 (4.32m) x 8'0 (2.44m)
Ornamental beams to ceiling, radiator, windows to side, sliding double glazed patio doors with matching glazed side panels to rear garden.

KITCHEN BREAKFAST ROOM: 16'0 (4.88m) x 9'10 (3.00m)
Well appointed with a range of white laminated fronted units comprising laminated work surfaces with inset one and a half bowl single drainer sink unit with mixer taps. Cupboards under, eye level cupboards, inset electric hob unit, extractor hood above, further built in single oven and microwave oven above with cupboard storage above and below. Cupboard housing gas boiler, radiator, tongue and groove panelling to walls. Ornamental beams to ceiling, bay window to front, part glazed door to outside.

OUTSIDE:
Lawned front garden with well stocked flower and shrub borders, mature trees, front boundary walling. Parking bay providing off road parking for one vehicle. Side gate access leading to established lawned rear garden with flower and shrub borders, mature trees. Paved patio area, storage shed to remain, summer house to remain, outside tap, outside lighting. The rear garden is enclosed by hedgerow and fencing. To the base of the garden brick built detached garage 17'3 x 10' Additional parking to front for one vehicle, access to this garage is via the shared driveway to the left hand side of the house.

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GROUND FLOOR



1ST FLOOR

GAINSFORD AVENUE, CLACTON-ON-SEA, ESSEX, CO15 5AS

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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