



▶ BLAKE &
THICKBROOM

ST OSYTH ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3HD
£240,000 (Asking Price)

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this three bedroom extended semi detached house situated on the outskirts of Clacton's town centre. The property has undergone considerable improvement throughout. An internal inspection is recommended to fully appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi supermarket on the right hand side. Upon reaching the mini roundabout turn left into St Osyth Road. Proceed straight across the first mini roundabout, passing Tesco Express on the left and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 14'2 x 10'7 LOUNGE *
- * 12'1 x 9'9 DINING AREA * 12' x 5'11 STUDY AREA *
- * 9' x 8 REFITTED KITCHEN
- * FIRST FLOOR BATHROOM *
- * GROUND FLOOR BATHROOM *
- * COMPLETE REWIRE * NEW CENTRAL HEATING SYSTEM *
- * DOUBLE GLAZING *
- * OFF ROAD PARKING * CLOSE TO TOWN CENTRE *

FIRST FLOOR LANDING:

Loft access. Doors to all rooms. Stairs to ground floor. double glazed window to side.

BEDROOM ONE: 12'10 (3.91m) x 12'1 (3.68m)

Radiator. Two double glazed windows to front.

BEDROOM TWO: 12'1 (3.68m) x 9'10 (3.00m)

Radiator. Two double glazed windows to rear.

BATHROOM:

Fitted with panelled bath, vanity hand wash basin, low level WC. Radiator. double glazed window to rear.

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Stairs to first floor with understairs storage cupboard. Door leading to:

LOUNGE: 14'2 (4.32m) x 10'7 (3.23m)

Two radiators. double glazed bay window to front. Access through to:

DINING ROOM: 12'1 (3.68m) x 9'9 (2.97m)

Access through to kitchen and study.

STUDY AREA: 12'0 (3.66m) x 5'11 (1.80m)

Radiator. Single glazed window to side.

KITCHEN: 9'0 (2.74m) x 8'0 (2.44m)

Fitted solid wood kitchen including belfast sink unit, bosch washing machine, bosch fridge and freezer, zanussi gas cooker and oak dresser. Tiled floor, radiator, replacement double glazed window to rear.

BEDROOM THREE: 10'4 (3.15m) x 8'4 (2.54m)

Radiator. double glazed window to side.

GROUND FLOOR BATHROOM: 16'7 (5.05m) x 3'11 (1.19m)

Fitted with a low level W/C, Pedestal hand wash basin, Shower tray with sliding doors, panelled bath. Part tiled walls. Radiator.

OUTSIDE:

Concrete driveway affording access for off road parking, partially retained by low level wooden panelled fencing on both sides. Side access leading to rear garden. The rear garden has a concrete pathway leading to wooden storage shed to rear. The garden is mostly laid to lawn, partially retained by wooden panelled fencing.

..

..

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 - 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.

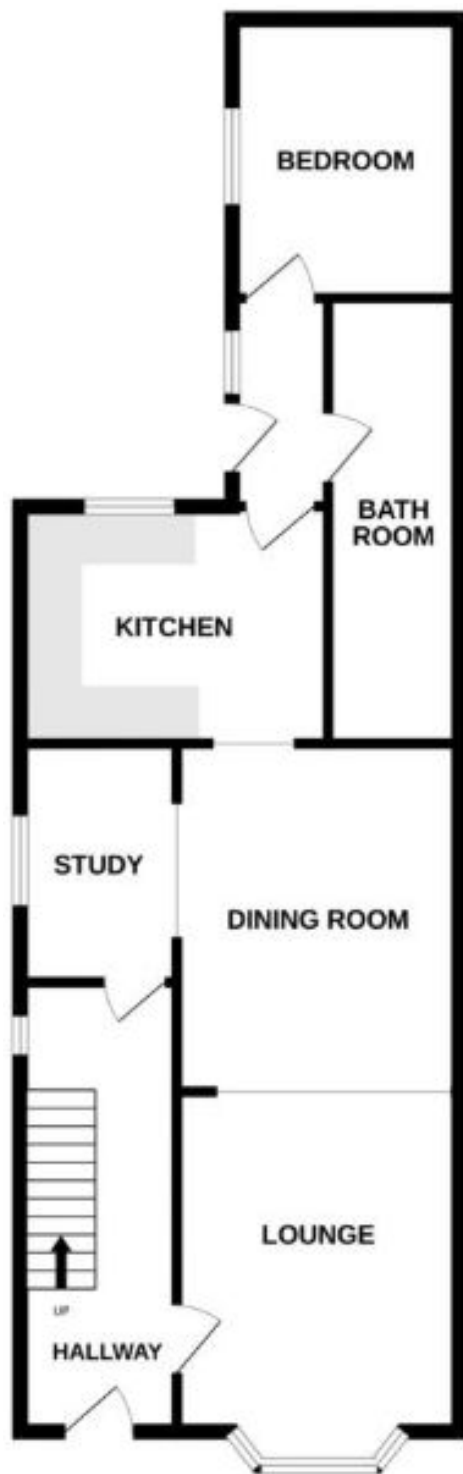
Any additional property charges - NO

Non standard property features to note NO .









1ST FLOOR

