



**KINGWELL AVENUE,
CLACTON-ON-SEA, ESSEX, CO15 3PD
£225,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are delighted to offer for sale this well presented end of terrace house offering spacious family accommodation and being conveniently located in this established residential area within a short walk of Clacton's town centre and mainline railway station to Liverpool Street. An internal inspection is recommended to fully appreciate the property on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre turning left into Carnarvon Road. Right at the mini roundabout into Wellesley Road, first right into Oxford Road. Proceed a short distance along Oxford Road and take the second turning on the left into Oxford Crescent. Proceed to the end turning right into Berkeley Road, second left into Kingwell Avenue. The property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * FAMILY BATHROOM *
- * 22'7 x 12'3 LOUNGE/DINER * 8'11 x 7'10 KITCHEN *
- * UTILITY AREA 9'5 x 6'3 * GAS HEATING *
- * DOUBLE GLAZING * REAR GARDEN *
- * VIEWING RECOMMENDED *

FIRST FLOOR BEDROOM ONE: 12'4 (3.76m) x 10'3 (3.12m)

Radiator, replacement double glazed bay window to front.

BEDROOM TWO: 10'3 (3.12m) x 10'0 (3.05m)

Radiator, replacement double glazed window to rear.

BEDROOM THREE: 6'11 (2.11m) x 5'3 (1.60m)

Radiator, replacement double glazed window to front.

BATHROOM:

Modern fitted suite comprising low level WC, vanity hand wash basin with mixer taps and cupboard under. P-Shaped bath with shower attachment and shower screen. Fully tiled walls, tiled flooring, heated towel rail, airing cupboard housing gas boiler. Replacement double glazed window to rear.

FIRST FLOOR LANDING:

Access to loft, doors to all rooms. Replacement double glazed window to side. Stairs to ground floor.

ENTRANCE HALL:

Entrance door to entrance hall. Radiator, stairs to first floor. Doors to lounge/diner.

LOUNGE DINER: 22'7 (6.88m) x 12'8 (3.86m)

Radiator, replacement double glazed bay window to front, doors to kitchen and utility.

KITCHEN: 8'11 (2.72m) x 7'10 (2.39m)

Fitted with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer taps. Cupboards, drawers and storage space under, range of eye level cupboards. Integrated dish washer, fridge and freezer. Under stairs storage cupboard used as a pantry/larder. Part tiled walls, extractor hood, tiled flooring. Replacement double glazed windows to side and rear.

UTILITY: 9'5 (2.87m) x 6'3 (1.91m)

Fitted with laminated rolled edge work surfaces, tiled flooring. Replacement double glazed velux windows. Door to rear garden.

OUTSIDE:

Decked area adjacent to the rear of the property, laid to lawn area, wooden storage shed to remain. Outside sockets. The garden is retained by wooden panel fencing. To the front of the property it is enclosed by low level wooden panel fencing with gated access, shingled front and concrete path leading to the front door.

FIRST FLOOR LANDING:**AGENTS NOTES:**

Material information for this property.

Tenure: Freehold. Council Tax Band: B. EPC: C

Services connected.

Electricity: Yes

Gas- Yes

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - No

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of telephone and broadband for this property.

Any additional property charges - None

Non standard property features to note - Yes

The neighbour has right of way to the rear with separate access into their own garden.

No 9 Kingwell Avenue own the land but the neighbours have access through it.





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THICKBROOM



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GROUND FLOOR

1ST FLOOR



KINGWELL AVENUE, CLACTON-ON-SEA, ESSEX, CO15 3PD

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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