



**KNOX ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3TT
£130,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this two bedroom first floor maisonette. This property is a potential investment opportunity or an ideal purchase for a first time buyer. The property is being sold with no onward chain and an early inspection is warranted to avoid missing out.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Wellesley Road bear right on the one way system keeping right. At the T junction go straight across into Old Road. First left into Knox Road. Proceed a short distance and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 10'6 x 6'11 KITCHEN *

* 17'4 x 9'5 LOUNGE * BALCONY * BATHROOM *

* GAS HEATING * DOUBLE GLAZING *

* NO ONWARD CHAIN * GARAGE IN BLOCK *

* BALANCE OF 999 YEAR LEASE * VIEWING RECOMMENDED *

ENTRANCE LOBBY:

Entrance door to entrance lobby. Stairs to first floor.

FIRST FLOOR LANDING:

Radiator, access to loft, doors to all rooms. Cupboard housing boiler, further storage cupboard. Doors to:

BEDROOM ONE: 15'1 (4.60m) x 9'5 (2.87m)

Radiator, replacement double glazed window to rear.

BEDROOM TWO: 11'6 (3.51m) x 9'11 (3.02m)

Radiator, replacement double glazed window to rear.

BATHROOM:

Comprising low level WC, vanity hand wash basin, panelled bath with shower attachment, part tiled walls, extractor fan.

LOUNGE: 17'4 (5.28m) x 9'5 (2.87m)

Radiator, replacement double glazed sliding door to balcony.

KITCHEN: 10'6 (3.20m) x 6'11 (2.11m)

Modern fitted kitchen comprising laminated rolled edge work surfaces with inset sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Built in four ring gas hob, built in oven, storage cupboards, part tiled walls. Replacement double glazed window to front.

OUTSIDE:

The garage is located in a block.

AGENTS NOTES:

Material information for this property

Tenure: Leasehold. Council Tax Band: A . EPC: C

Services connected

Electricity - Yes

Gas - Yes

Water- Yes

Sewerage type - Mains

Telephone and Broadband coverage - Unknown to the property being vacant

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 - Yes

We have been advised Service charge and ground rent is £72.00pcm

Balance of 999 year lease granted 01/01/1974

Non standard property features to note - None

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