



BLAKE & THICKBROOM



**ST ANDREWS ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3AS
£250,000 (Offers in excess of)**

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

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this deceptively spacious older style family home situated within the heart of Clacton's town centre and therefore found within walking distance of mainline railway station, town centre and seafront. An internal inspection is advised to fully appreciate the size of accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, straight across the roundabout into Old Road. Take the third turning on the right into St Andrews Road and the property can be found at the far end on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * 26'10 x 15'3 (max) LOUNGE DINER *

* 16'3 x 8'10 KITCHEN BREAKFAST ROOM *

* FIRST FLOOR BATHROOM *

* GAS HEATING SYSTEM * DOUBLE GLAZING *

* SOUTHERLY FACING COURTYARD STYLE REAR GARDEN *

* WITHIN A FIVE MINUTE WALK OF CLACTON'S RAILWAY STATION *

* TOWN CENTRE LOCATION *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE PORCH:

Partially glazed composite style entrance door to entrance porch, further door to:

ENTRANCE HALL:

Radiator. Stairflight to first floor. Opening to:

LOUNGE DINER: 26'10 (8.18m) x 15'3 (4.65m)

(max). Laminate flooring. Understairs storage cupboard with power and light connected affording storage for fridge and freezer. Timber fire surround. Double glazed bay window to front, window to rear and door to:

KITCHEN BREAKFAST ROOM: 16'3 (4.95m) x 8'10 (2.69m)

Refitted with a range of white coloured high gloss finish laminated fronted units to two walls comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards and drawers under, range of matching eye level cupboards, wall mounted gas boiler. Tiled flooring. Double glazed window to side, further UPVC double glazed door to courtyard garden.

FIRST FLOOR SPLIT LEVEL LANDING:

Doors to bedrooms, bathroom and separate WC.

BEDROOM ONE: 12'2 (3.71m) x 12'1 (3.68m)

Radiator. Laminate flooring. Double glazed window to rear.

BEDROOM TWO: 14'3 (4.34m) x 9'5 (2.87m)

Radiator. Laminate flooring. Double glazed bay window to front.

BEDROOM THREE: 9'1 (2.77m) x 8'9 (2.67m)

Radiator. Double glazed window to rear.

BEDROOM FOUR: 9'9 (2.97m) x 8'1 (2.46m)

(max). Radiator. Laminate flooring. Double glazed window to front.

BATHROOM:

White suite comprising of panelled bath with wall mounted shower unit over, pedestal wash basin. Radiator. Fully tiled walls. Access to loft. Double glazed window to side.

SEPARATE WC:

Fitted with low level WC. Double glazed window to rear.

OUTSIDE:

Low maintenance stoned frontage retained by brick wall and gated access via tiled pathway to front door. Additional gated and covered side access to rear garden.

REAR GARDEN:

Courtyard style rear garden enjoying a Southerly aspect, recently reconfigured with paved patio area and artificial turf, retained by timber panelled 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 & 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 - None.

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GROUND FLOOR

1ST FLOOR



ST ANDREWS ROAD, CLACTON-ON-SEA, ESSEX, CO15 3AS

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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