



DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this two bedroom first floor, purpose built, freehold maisonette. The property is conveniently located within walking distance of town centre, doctors surgeries and Clacton on Sea seafront.
An internal viewing is recommended to avoid missing out.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, turning into Marine Parade West. Proceed along Marine Parade West, turning right into Tower Road. The maisonette can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * MODERN BATHROOM SUITE *

* 9' x 8'8 KITCHEN * 18'9 x 10'11 LOUNGE *

* 8'4 x 8'4 DINING AREA * BALCONY WITH SEA VIEWS * OFF ROAD PARKING *

* DOUBLE GLAZING * GAS HEATING *

* WALKING DISTANCE OF TOWN CENTRE, SEAFRONT & DOCTORS SURGERY *

* VIEWING RECOMMENDED *

ENTRANCE LOBBY:

Replacement double glazed entrance door to entrance lobby. Stairs to first floor. Entrance door to entrance hall.

ENTRANCE HALL:

Radiator, access to loft, built in storage cupboard housing wall mounted combi gas boiler, doors to all rooms.

BEDROOM ONE: 13'1 (3.99m) x 10'11 (3.33m)

Radiator, built in wardrobes, replacement double glazed window to rear.

BEDROOM TWO: 9'7 (2.92m) x 9'0 (2.74m)

Radiator, built in storage cupboard, replacement double glazed window to rear.

BATHROOM:

Fitted with low level WC, pedestal wash basin, panelled bath with shower attachment and shower screen, radiator, fully tiled walls. Replacement double glazed window to side.

KITCHEN: 9'0 (2.74m) x 8'8 (2.64m)

Comprising white laminated fronted units with laminated rolled edge work surfaces with inset double drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Fitted extractor fan, part tiled walls. Replacement double glazed window to side.

DINING AREA: 8'4 (2.54m) x 8'4 (2.54m)

Replacement double glazed windows to front and side, access to lounge.

LOUNGE: 18'9 (5.72m) x 10'11 (3.33m)

Two radiators, replacement double glazed sliding doors to balcony with enclosed metal railings and sea views to the left.

OUTSIDE:

Parking to the rear of the building.

AGENTS NOTES:

Material information for this property.
Tenure: Freehold. Council Tax Band: C. EPC: D
Services connected.
Electricity - Yes
Gas - Yes
Water - Yes
Sewerage type - Mains
Telephone and Broadband Connected - Unknown
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



