



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale ON A GUIDE PRICE OF £300,000 TO £325,000 this three/four bedroom detached family home situated in the highly regarded Great Clacton area. The property is conveniently located within a short drive of major shopping facilities and offers ample accommodation. An early viewing is advised to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the fourth exit into St Johns Road. Proceed into the centre of Great Clacton, turning left at the former Queens Head Public House into North Road. Proceed along North Road taking the second turning right into Thorpe Road. Proceed along Thorpe Road for approx a quarter of a mile. Upon reaching the first mini roundabout, take the first left into Kiln Barn Avenue. Follow the road round to the right where it converts into Redbridge Road, turn left into Havering Close and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE / FOUR BEDROOMS * ENSUITE SHOWER ROOM *
- * LOUNGE DINER 24'1 x 11'4 * KITCHEN 15'3 x 9'1 *
- * FAMILY BATHROOM * GROUND FLOOR CLOAKROOM *
- * DOUBLE GLAZING * GAS HEATING VIA RADIATORS *
- * GARAGE & OFF ROAD PARKING *
- * LAWNED REAR GARDEN *
- * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 14'11 (4.55m) x 11'1 (3.38m)

Radiator. Fitted wardrobe. Replacement double glazed window to rear. Door to:

EN SUITE SHOWER ROOM:

Fitted with shower tray with shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Radiator. Part tiled walls. Extractor fan. Double glazed window to rear.

BEDROOM TWO: 12'8 (3.86m) x 8'2 (2.49m)

Radiator. Fitted wardrobe. Replacement double glazed window to front.

BEDROOM THREE: 9'6 (2.90m) x 8'10 (2.69m)

Radiator. Replacement double glazed window to front.

FAMILY BATHROOM:

Fitted with panelled bath with shower attachment and screen, vanity hand wash basin with mixer tap, cupboards below, low level WC. Part tiled walls. Extractor fan. Replacement double glazed window to rear.

FIRST FLOOR LANDING:

Loft access. Airing cupboard. Doors to all rooms. Stairflight to ground floor.

ENTRANCE HALL:

Entrance door to entrance hall. Door to ground floor cloakroom and door to lounge diner.

GROUND FLOOR CLOAKROOM:

Fitted with low level WC, vanity hand wash basin with mixer tap, cupboards below. Part tiled walls. Radiator. Replacement double glazed window to front.

LOUNGE DINER: 24'1 (7.34m) x 11'4 (3.45m)

Radiator. Replacement double glazed windows to front and side, replacement double glazed sliding doors to rear garden. Access to:

KITCHEN: 15'3 (4.65m) x 9'1 (2.77m)

Comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, double oven, four ring gas hob with extractor hood above, wall mounted boiler. Radiator. Replacement double glazed window to rear, replacement double glazed door leading to rear garden. Access to:

BEDROOM FOUR: 16'2 (4.93m) x 7'11 (2.41m)

Radiator. Replacement double glazed window to front.

OUTSIDE:

Concreted driveway to the front of the property affording access for off road parking, further access to garage (17'3 x 9'8) with power and light connected, electric up and over door. The front garden has shrubs with side access on right hand side leading to rear garden. The rear garden has paving adjacent to the house, the rest of the garden is laid to lawn with flower and shrubs border. Wooden storage shed to rear, the garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property

Tenure is Freehold.

Council Tax Band D.

EPC Rating C.

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



We warrant every attempt has been made to ensure the accuracy of the floorplan contained here, (measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
 Drafted with AutoCAD 2013