



BLAKE & THICKBROOM



COULSDON CLOSE,  
CLACTON-ON-SEA, ESSEX, CO16 8FN  
£225,000 (Asking Price)

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

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this well presented semi detached home situated on the outskirts of Clacton's town centre. The property offers an ideal opportunity for a first time buyer to get 'on the ladder' or for an investment purchaser looking to improve their portfolio. The property can be found within walking distance of bus stops and primary school and within a five minute drive of major supermarket outlets and access onto the A133 towards Colchester.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre on the A133 London Road. At the large roundabout (fire station on left hand side) take the first exit on the left hand side into St Johns Road. Take the first right into Constable Avenue, proceed along Constable Avenue for some distance taking the fifth turning on the right into Mersham Drive, left into Coulsdon Close and the property can be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* BEDROOM ONE 10'8 x 8'1 with FITTED WARDROBES \*

\* BEDROOM TWO 12'8 (max) x 7'4 (max) \*

\* 15' x 12'7 LOUNGE \* 12'6 x 8'2 REFITTED KITCHEN OVERLOOKING REAR GARDEN and FARMLAND \*

\* REFITTED FIRST FLOOR BATHROOM \*

\* GAS HEATING SYSTEM \* DOUBLE GLAZING \*

\* OFF ROAD PARKING with POTENTIAL VEHICULAR ACCESS TO REAR GARDEN \*  
FARMLAND TO VIEW \*

\* VIEWING RECOMMENDED \* SOLE AGENTS \*

**ENTRANCE LOBBY:**

UPVC double glazed entrance door to entrance lobby. Parquet flooring. Access to lounge.

**LOUNGE:** 15'0 (4.57m) x 12'7 (3.84m)

Stairflight to first floor with storage space under and fitted storage cupboard. Double glazed windows to front and side and further access to kitchen.

**KITCHEN:** 12'6 (3.81m) x 8'2 (2.49m)

Refitted with a range of laminated fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage space under, range of matching eye level cupboards concealing wall mounted gas boiler, integrated electric hob with oven under and extractor canopy above. Tiled flooring. Double glazed door and window to rear overlooking garden and farmland views.

**BEDROOM ONE:** 10'8 (3.25m) x 8'1 (2.46m)

(to fitted wardrobes). Radiator. Sliding fronted wardrobes. Double glazed windows to rear affording farmland views.

**BEDROOM TWO:** 12'8 (3.86m) x 7'4 (2.24m)

(max). Built in airing cupboard housing hot water cylinder. Double glazed windows to front.

**BATHROOM:**

Refitted with a white suite comprising of panelled bath with wall mounted shower unit over, shower screen, pedestal wash basin, low level WC. Access to loft. Fully tiled walls. Tiled flooring. Radiator/towel rail. Double glazed window to side.

**OUTSIDE:**

Shingled frontage with shrubbery and hardstanding to the side affording off road parking and pedestrian access to the rear garden. We are of the opinion that with a little re-modification there is potential to park a motor home or a caravan. The rear garden wraps around the rear of the property with substantial decked area served from the kitchen, outside tap, timber fencing and farmland beyond. A step down to the formal lawned area to the side of the property with additional patio area with shrubbery, enjoying a Southerly aspect. Additional hard standing area currently occupied by a timber shed. The garden is retained by timber panelled fencing.

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**AGENTS NOTES:**

Material information for this property

Tenure is Freehold.

Council Tax Band B. EPC Rating D.

Services connected.

Electricity - Yes.

Gas - Yes.

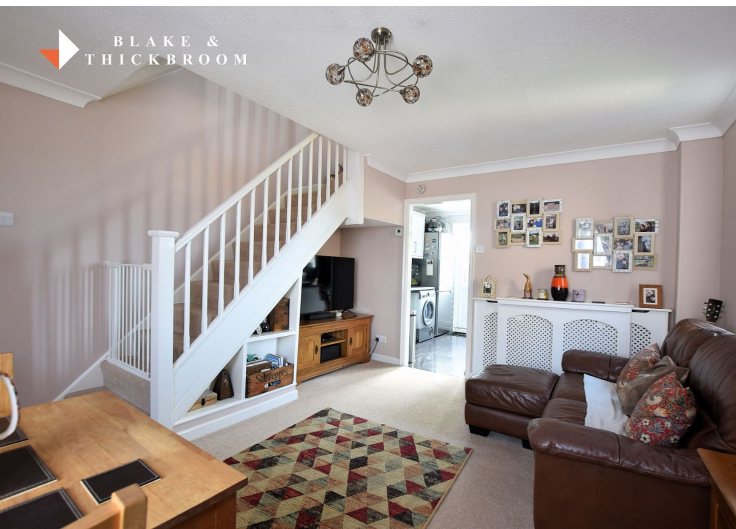
Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://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



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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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