



BLAKE & THICKBROOM



**WARWICK CRESCENT,  
CLACTON-ON-SEA, ESSEX, CO15 3DG  
£230,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | [enquiries@blake-thickbroom.co.uk](mailto:enquiries@blake-thickbroom.co.uk)  
<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this semi detached family home situated on the outskirts of Clacton's town centre. The property can be found within walking distance of local shopping facilities and schools and is affording potential for further improvement or as a buy to let investment. The property is being offered for sale with no onward chain.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi supermarket on the right hand side. Proceed straight across the roundabout into Old Road. Proceed across the pedestrian crossing and then turn left into Key Road. At the far end of Key Road, turn right into Warwick Road, left into Warwick Crescent and the property will be found on the left hand side.

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

\* THREE BEDROOMS \* 15'9 x 11'4 LOUNGE \*

\* 12'2 x 9'10 DINING ROOM \*

\* 8'1 x 6'6 KITCHEN \* FIRST FLOOR BATHROOM \*

\* GAS HEATING SYSTEM \* DOUBLE GLAZING \*

\* SOUTHERLY FACING REAR GARDEN \*

\* CLOSE PROXIMITY TO SCHOOLS AND LOCAL SHOPPING FACILITIES \*

\* NO ONWARD CHAIN \* VIEWING RECOMMENDED \*

\* SOLE AGENTS \*

**ENTRANCE HALL:**

Entrance door to entrance hall. Stairflight to first floor. Door to:

**LOUNGE:** 15'9 (4.80m) x 11'4 (3.45m)

Timber fire surround. Understairs storage cupboard. Access to:

**DINING ROOM:** 12'2 (3.71m) x 9'10 (3.00m)

Radiator. Built in pantry cupboard, further storage cupboard housing wall mounted gas boiler. Double glazed window to rear, door to:

**KITCHEN:** 8'1 (2.46m) x 6'6 (1.98m)

Fitted with a range of laminated units comprising of laminated rolled edge work surfaces with inset sink unit. Double glazed window and door to side.

**FIRST FLOOR LANDING:**

Access to loft. Doors to bedrooms and bathroom.

**BEDROOM ONE:** 12'7 (3.84m) x 11'2 (3.40m)

(max, plus recess). Cast iron fire surround. Double glazed windows to front.

**BEDROOM TWO:** 10'0 (3.05m) x 7'1 (2.16m)

Radiator. Double glazed windows to rear.

**BEDROOM THREE:** 7'2 (2.18m) x 7'0 (2.13m)

Radiator. Double glazed windows to rear.

**BATHROOM:**

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

**OUTSIDE:**

Lawned frontage partially retained by brick wall, pedestrian access down the side of the property to the rear garden. The rear garden is approximately 36' in length, predominantly lawned and enjoying a Southerly aspect with paved patio area adjacent to the rear of the property. The garden is retained by timber panelled fencing.

**AGENTS NOTES:**

Material information for this property.

Tenure: Freehold.

Council Tax Band: B.

EPC Rating: D.

Services connected.

Electricity - Yes.

Water - Yes.

Gas- 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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