



**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this well presented three bedroom semi detached house located in the highly regarded Royals area. As the vendor's chosen sole agent, an internal inspection is recommended to fully appreciate the accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Wash Lane, leading into Arnold Road, straight across the first junction into the second part of Arnold Road. Take the third left on the left hand side into Crown Road. Proceed a short distance and the property will be found on the left hand side.

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

\* THREE BEDROOMS \* 13'3 x 9'9 LOUNGE \*

\* 11'1 x 7'6 DINING ROOM \*

\* 10'11 x 8'1 KITCHEN \*

\* 10'9 x 9'7 CONSERVATORY \*

\* MODERN BATHROOM SUITE \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* APPROX 105' SOUTHERLY FACING REAR GARDEN \*

\* GARAGE & OFF ROAD PARKING \*

\* VIEWING RECOMMENDED \* SOLE AGENTS \*

**FIRST FLOOR: BEDROOM ONE:** 13'8 (4.17m) x 9'9 (2.97m)

Radiator. Storage cupboard. Loft access. Replacement double glazed window to front.

**BEDROOM TWO:** 11'0 (3.35m) x 9'9 (2.97m)

Radiator. Replacement double glazed window to rear.

**BEDROOM THREE:** 7'8 (2.34m) x 6'1 (1.85m)

Radiator. Replacement double glazed window to front.

**BATHROOM:**

Modern fitted bathroom suite comprising of panelled bath with shower attachment and shower screen, vanity hand wash basin with mixer tap, cupboards below, low level WC. Part tiled walls. Radiator. Replacement double glazed window to rear.

**FIRST FLOOR LANDING:**

Loft access. Doors to all rooms. Replacement double glazed window to side. Stairs to ground floor.

**ENTRANCE PORCH:**

Door to entrance hall.

**ENTRANCE HALL:**

Radiator. Stairs to first floor, understairs storage cupboard. Doors to all rooms.

**LOUNGE:** 13'3 (4.04m) x 9'9 (2.97m)

Radiator. Replacement double glazed window to front. Access through to dining room.

**DINING ROOM:** 11'1 (3.38m) x 7'6 (2.29m)

Radiator. Single glazed window and door to conservatory.

**KITCHEN:** 10'11 (3.33m) x 8'1 (2.46m)

Modern fitted kitchen comprising of grey laminated fronted units with laminated rolled edge work tops, inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, double oven, four ring gas hob with extractor hood above. Wall mounted boiler. Replacement double glazed window to rear. Access to conservatory.

**CONSERVATORY:** 10'9 (3.28m) x 9'7 (2.92m)

Of timber construction with panelled roofing. Windows to side and rear, door to garden.

**OUTSIDE:**

Concreted and paved driveway to the front of the property affording access to off road parking, enclosed by shrubs on right hand side. Shared driveway leading to approximately 105' lawned rear garden. Side gate to rear garden. The garden enjoys a Southerly facing aspect. Paved area adjacent to the house with path leading to garage with double doors. The rest of the garden is mostly laid to lawn with wooden storage shed to remain, flower and shrubs borders. 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 B. EPC Rating C.

Services connected.

Electricity - Yes.

Gas - Yes.

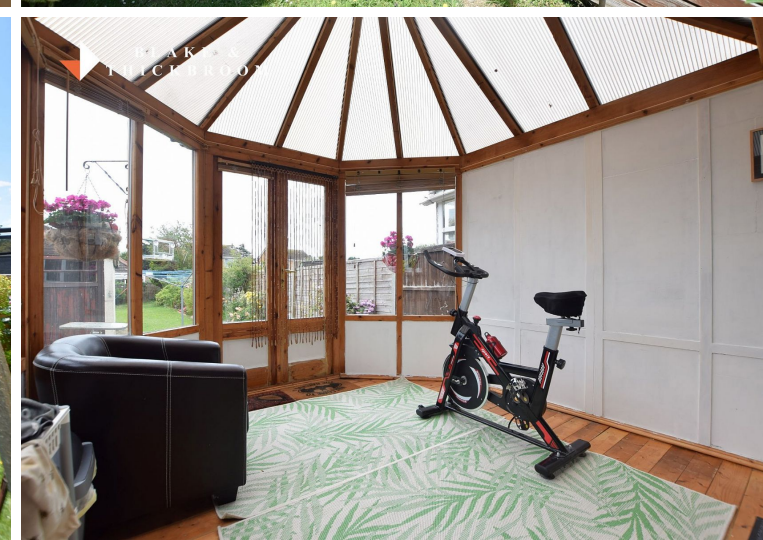
Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. 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 - Yes. Planning permission has been approved for a single storey rear extension, ref: 22/01432/FULHH.







GROUND FLOOR



1ST FLOOR

CROWN ROAD, CLACTON-ON-SEA, ESSEX, CO15 1AU

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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