

▶ BLAKE & THICKBROOM



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DESCRIPTION:

Blake & Thickbroom are pleased to be offering this much improved recently redecorated end of terrace house, conveniently situated within a mile of Clacton's town centre. The property is being offered for sale with no onward chain and in the valuer's opinion would make an ideal first time purchase or an opportunity for someone to increase their rental portfolio.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi supermarket on the right hand side. At the roundabout, take the first exit into St Osyth Road. Proceed straight across the next roundabout and continue along St Osyth Road before taking the second turning on the right into Warwick Road. The property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO DOUBLE BEDROOMS *

* 25'2 x 11'6 LOUNGE DINER *

* 10'2 x 6'3 KITCHEN * 13'4 LEAN TO / CONSERVATORY *

* FOUR PIECE FIRST FLOOR BATHROOM *

* GAS HEATING SYSTEM * REPLACEMENT UPVC DOUBLE GLAZING *

* APPROX 36' WESTERLY FACING REAR GARDEN *

* NO ONWARD CHAIN * VIEWING RECOMMENDED *

* SOLE AGENTS *

ENTRANCE PORCH:

Replacement composite style entrance door to entrance porch. Double glazed window to side and further door to:

LOUNGE DINER: 25'2 (7.67m) x 11'6 (3.51m)

(into alcove recess). Radiators. Double glazed bay window to front. Central stairflight leading to first floor. Double glazed window to rear and further door to:

KITCHEN: 10'2 (3.10m) x 6'3 (1.91m)

Fitted with a range of laminated fronted base units with laminated rolled edge work surfaces and inset single drainer sink unit, range of eye level cupboards, wall mounted gas boiler. Tiled flooring. Double glazed window to rear overlooking rear garden and door to:

LEAN TO / CONSERVATORY: 13'4 (4.06m) x 4'10 (1.47m)

With UPVC double glazed windows to side, clear panelled roof and double glazed door to rear garden.

FIRST FLOOR LANDING:

Doors to bedrooms.

BEDROOM ONE: 10'8 (3.25m) x 10'2 (3.10m)

(plus alcove recess). Radiator. Double glazed window to rear and door to:

BATHROOM:

White suite comprising of panelled bath, vanity wash basin with cupboards under, low level WC, recessed shower cubicle. Built in storage cupboard. Fully tiled walls. Radiator. Double glazed window to rear.

BEDROOM TWO: 10'8 (3.25m) x 10'1 (3.07m)

Laminate flooring. Built in airing cupboard. Radiator. Double glazed window to front.

OUTSIDE:

Hardstanding to front, partially retained by brick wall and iron railings. Pedestrian access down the side of the property to the rear garden. The Westerly facing rear garden is approximately 36' in length with paved patio area adjacent to the rear of the property leading to uncultivated area extending to the foot of the garden which is retained by timber panelled fencing.

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AGENTS NOTES:

Material Information for this property

Tenure is Freehold.

Council Tax Band: A. EPC Rating E.

Services Connected.

Electricity: Yes.

Gas: Yes.

Water: Yes.

Sewerage Type: Mains.

Telephone and Broadband coverage: Disconnected. Prospective purchasers should be directed to website Checker.of.com.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.



GROUND FLOOR

1ST FLOOR



WARWICK ROAD, CLACTON-ON-SEA, ESSEX, CO15 3BX

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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