



BLAKE & THICKBROOM



PAGE ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3AE
£270,000 (Asking Price)

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

DESCRIPTION:

FOUR BEDROOMS PLUS LOFT ROOM.

Blake & Thickbroom are pleased to be offering for sale this well presented substantial semi detached family home situated within a short walk of Clacton's town centre and mainline railway station leading to London Liverpool Street. The property offers a considerable amount of accommodation and has undergone refurbishment throughout ownership. The property is being offered for sale with no onward chain and as the vendor's chosen sole agent, we would recommend an early viewing to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road, turning left into Carnarvon Road. At mini roundabout take first left into Wellesley Road, proceed along Wellesley Road taking the second turning left into Page Road, proceed to the end and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * 17' x 10'7 LOFT ROOM *

* 13'4 x 13' LOUNGE * 11'3 x 11' DINING AREA *

* 20'1 x 10'10 KITCHEN DINER * 7'3 UTILITY SPACE *

* WHITE BATHROOM SUITE * SHOWER ROOM *

* GROUND FLOOR CLOAKROOM *

* GAS HEATING VIA RADIATORS *

* OFF ROAD PARKING * LOW MAINTENANCE REAR GARDEN *

* NO ONWARD CHAIN * SOLE AGENTS *

* VIEWING RECOMMENDED *

SECOND FLOOR: LOFT ROOM: 17'0 (5.18m) x 10'7 (3.23m)

Electric storage heater. Eaves storage. Replacement double glazed Velux windows to front and rear. Stairs to first floor.

FIRST FLOOR: BEDROOM ONE: 13'4 (4.06m) x 10'4 (3.15m)

Radiator. Fitted wardrobes. Replacement double glazed bay window to front.

BEDROOM TWO: 10'11 (3.33m) x 8'5 (2.57m)

Radiator. Replacement double glazed window to rear.

BEDROOM THREE: 10'11 (3.33m) x 8'2 (2.49m)

Radiator. Understairs storage. Replacement double glazed window to rear.

BEDROOM FOUR: 11'0 (3.35m) x 6'4 (1.93m)

Radiator. Replacement double glazed window to front. Access to master bedroom.

BATHROOM:

Modern suite comprising of P shaped bath with electric shower and shower screen, pedestal hand wash basin with mixer tap, low level WC. Heated towel rail. Fully tiled walls. Replacement double glazed window to side.

SHOWER ROOM:

Fitted with shower tray with sliding doors, electric shower, pedestal hand wash basin, low level WC. Radiator. Fully tiled walls. Two replacement double glazed windows to side.

FIRST FLOOR LANDING:

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

ENTRANCE HALL:

Entrance door to entrance porch. Electric storage heater. Doors to all rooms. Stairs to first floor

LOUNGE: 13'4 (4.06m) x 13'0 (3.96m)

(into bay recess). Radiator. Electric fire. Replacement double glazed bay window to front. Access through to:

DINING AREA: 11'3 (3.43m) x 11'0 (3.35m)

Radiator. Window to side. Replacement double glazed French style doors to garden.

KITCHEN DINER: 20'1 (6.12m) x 10'10 (3.30m)

Modern refitted kitchen comprising of work surfaces with inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards. Part tiled walls. Understairs storage. Extractor fan. Cupboard housing wall mounted boiler. Single glazed window to side, replacement double glazed door leading to garden. Access through to:

UTILITY AREA: 7'3 (2.21m) x 5'0 (1.52m)

Comprising of laminated rolled edge work surfaces with a range of eye level cupboards. Replacement double glazed window to rear. Access to:

GROUND FLOOR WC:

Comprising of low level WC, vanity hand wash basin with mixer tap and cupboards below. Part tiled walls. Replacement double glazed windows to side and rear.

OUTSIDE:

Concrete and paved driveway to the front of the property affording access for off road parking. Side access to rear garden. Paved area adjacent to the house, the rest of the garden is mostly laid to lawn. Wooden storage shed to rear. The garden is partially retained by wooden panelled fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating E.

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
60.6 sq.m. (652 sq.ft.) approx.



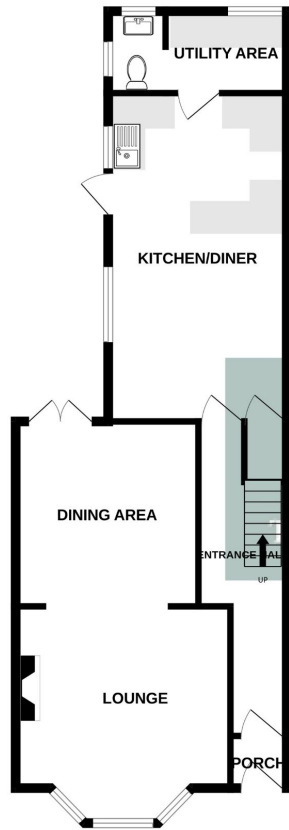
1ST FLOOR
60.5 sq.m. (651 sq.ft.) approx.



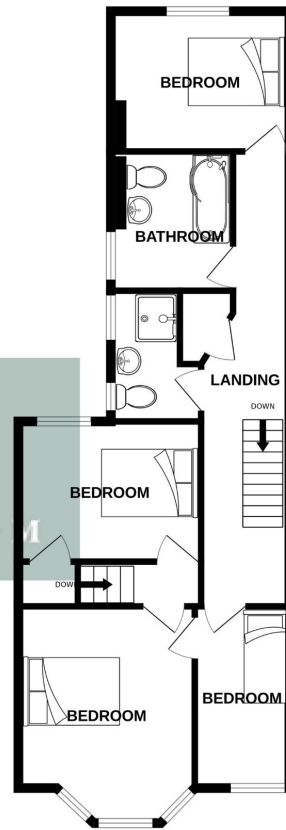
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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GROUND FLOOR



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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