



BLAKE & THICKBROOM



**POINT CLEAR ROAD,
ST OSYTH, ESSEX, CO16 8JA
Price Range From £400,000 - £425,000**

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

DESCRIPTION:

BEING OFFERED FOR SALE WITH NO ONWARD CHAIN. Being offered on a price range of £400,000 TO £425,000

Blake & Thickbroom are pleased to be offering for sale this well presented spacious four bedroom detached chalet style house. The property boasts a considerable amount of accommodation and an internal viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout, take the first turning into St Johns Road. Follow St Johns Road proceeding straight across two mini roundabouts and past the Brace of Pistols public house on the left. Proceed across the next mini roundabout and pass Pump Hill garage on the right. Take the next left into Clacton Road St Osyth. Proceed through the centre of the village straight across into The Bury. Proceed pass the Priory on the right, across the causeway and up the hill into Point Clear Road and the property can be found immediately on the right hand side by the bus stop.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * FIRST FLOOR BATHROOM *

* GROUND FLOOR CLOAKROOM * OFFICE / BEDROOM FIVE *

* 29'1 x 12'10 LOUNGE * 14'9 x 12'4 KITCHEN *

* 27'6 x 13'5 CONSERVATORY *

* OIL HEATING * DOUBLE GLAZING *

* GARAGE AND OFF ROAD PARKING * LAWNED REAR GARDEN *

* NO ONWARD CHAIN * SOLE AGENTS * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 12'11 (3.94m) x 12'10 (3.91m)

Radiator. Two fitted wardrobes. Replacement double glazed window to front.

BEDROOM TWO: 12'11 (3.94m) x 10'8 (3.25m)

Radiator. Fitted wardrobe. Replacement double glazed window to rear.

BEDROOM THREE: 12'4 (3.76m) x 10'5 (3.18m)

Radiator. Fitted wardrobe. Replacement double glazed window to front.

BEDROOM FOUR: 10'9 (3.28m) x 10'0 (3.05m)

Radiator. Three sets of fitted wardrobes. Replacement double glazed window to rear.

FIRST FLOOR BATHROOM:

Four piece bathroom suite comprising of panelled bath with shower attachment, shower tray with sliding doors and shower attachment, vanity hand wash basin, low level WC. Heated towel rail. Part tiled walls. Replacement double glazed window to side.

FIRST FLOOR LANDING:

Loft access. Doors to all rooms. Replacement double glazed stained glass window to front. Stairs to ground floor.

ENTRANCE PORCH:

Entrance door to entrance porch. Replacement double glazed door to:

ENTRANCE HALL:

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

OFFICE / BEDROOM FIVE: 10'10 (3.30m) x 8'6 (2.59m)

Replacement double glazed window to front.

GROUND FLOOR CLOAKROOM:

Comprising of low level WC, pedestal hand wash basin with cupboards below. Replacement double glazed window to side.

LOUNGE: 29'1 (8.86m) x 12'10 (3.91m)

Two radiators. Open fire with stone base, brick surround. Replacement double glazed bay window to front, replacement double glazed windows to side and rear. Access to:

KITCHEN: 14'9 (4.50m) x 12'4 (3.76m)

Comprising of wood effect fronted units with laminated rolled edge work surfaces with inset one and a half bowl sink drainer unit, cupboards, drawers and storage below, range of eye level cupboards, integrated fridge and freezer, dishwasher, washing machine, double oven, electric hob with extractor hood above, central island. Part tiled walls, tiled flooring. Access to lounge and conservatory. Replacement double glazed window to side.

CONSERVATORY: 27'6 (8.38m) x 13'5 (4.09m)

(max). Of brick base construction with panelled roofing, replacement double glazed aspects to sides and rear. Two sets of doors leading to garden.

OUTSIDE:

Block paved driveway to the front of the property affording access for off road parking, further access to garage with up and over door. Raised lawned area on right hand side with flowers and shrubs. Partially retained by wooden panelled fencing. Side gate leading to rear garden. The rear garden has block paving adjacent to the house whilst the rest of the garden is mostly laid to lawn with mature trees, shrubs and flowers. Wooden storage sheds to the rear. The garden is partially retained by wooden panelled fencing.

...

...

..:

AGENTS NOTES:

Material information for this property.

Tenure: Freehold. Council Tax Band: E. EPC Rating: E.

Services connected.

Electricity - Yes.

Gas - No.

Water- Yes.

Sewerage type - Mains.

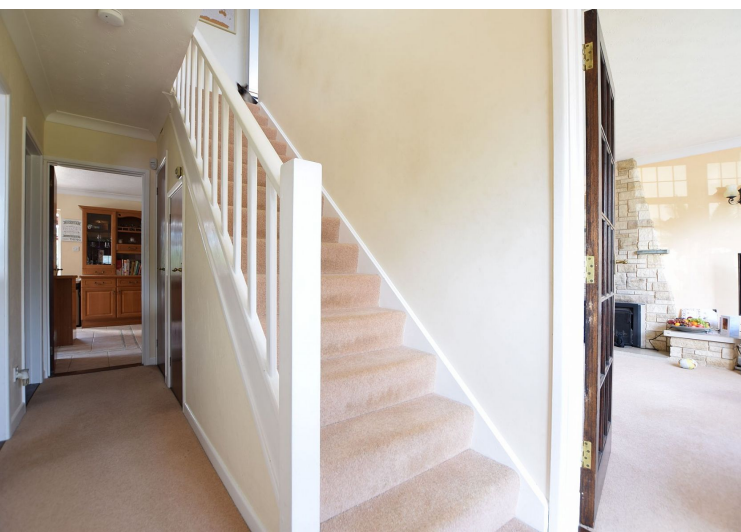
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to website

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.





GROUND FLOOR



1ST FLOOR

