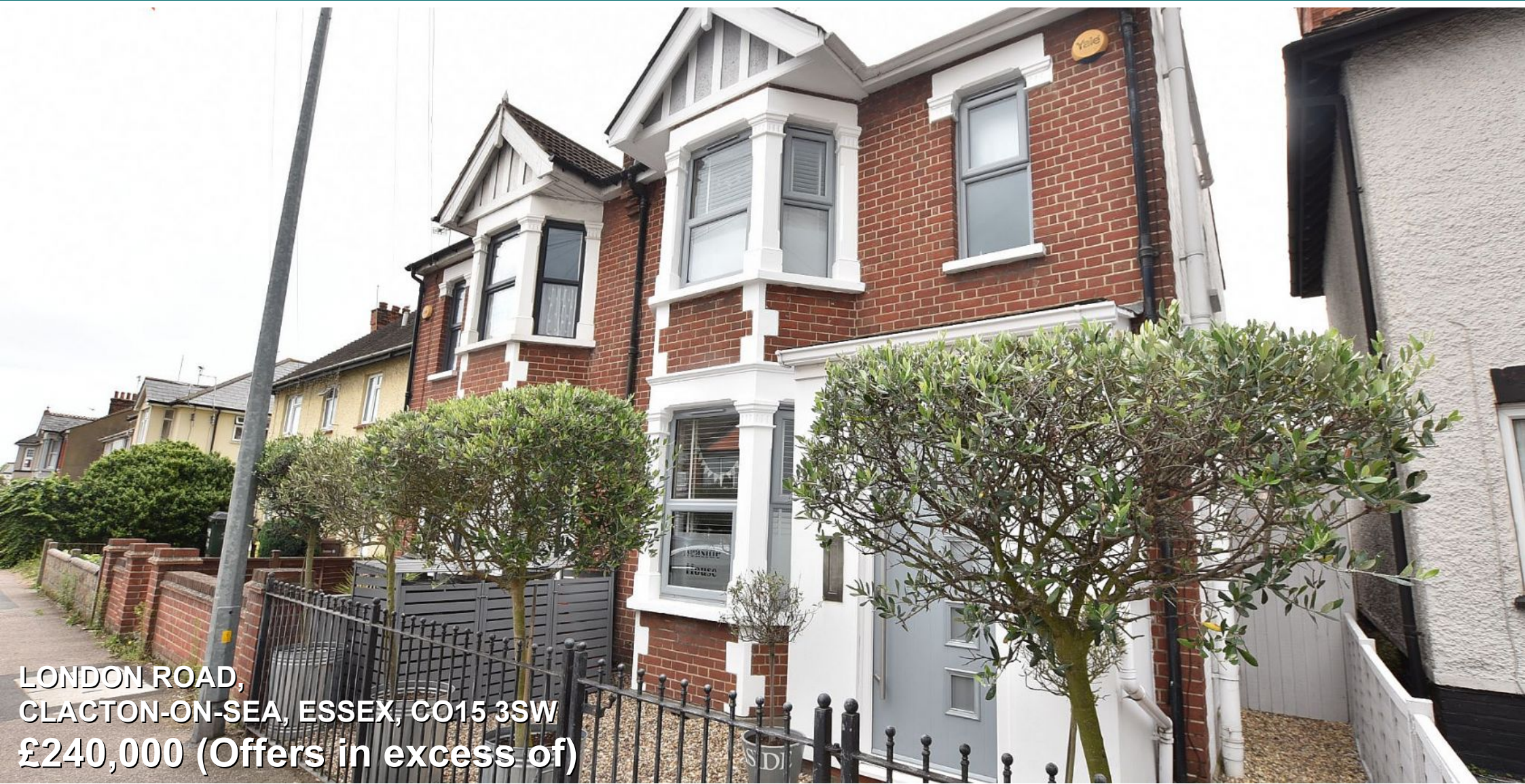




BLAKE & THICKBROOM



LONDON ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3SW
£240,000 (Offers in excess of)

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

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this much improved, extended and well presented semi detached family home occupying a non-estate position within close proximity to Clacton's town centre. The property is affording contemporary open plan living spaces with a hint of period features and an internal viewing is recommended to fully appreciate what has been achieved by the current owners.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Pier Avenue passing Aldi Supermarket on right hand side. Proceed straight across roundabout into Old Road, proceed along Old Road into one way system, follow the road round to left into London Road and the house will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE FIRST FLOOR BEDROOMS * 11'8 (max) x 11'2 (max) LOFT ROOM *

* 14'5 x 11' LOUNGE with WOOD BURNER *

* 25'2 x 16'3 (max) KITCHEN / DINER / DAY ROOM WITH WOOD BURNER, UNDERFLOOR HEATING AND FEATURE VAULTED CEILING *

* GROUND FLOOR WET ROOM * FIRST FLOOR FAMILY BATHROOM *

* GAS HEATING * REPLACEMENT DOUBLE GLAZING *

* SOUTH WESTERLY FACING LANDSCAPED REAR GARDEN WITH COVERED DECKED AREA *

ON STREET PUBLIC PARKING

* WALKING DISTANCE OF LOCAL SCHOOLS, BUS STOPS AND TOWN CENTRE *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE PORCH:

Replacement composite entrance door with inset glazed panels giving access to entrance porch, further UPVC glazed door to:

ENTRANCE HALL:

Radiator. Painted floorboards. Stairflight to first floor with storage cupboard under. Skirting board lighting. Access to lounge and kitchen diner/dayroom.

LOUNGE: 14'5 (4.39m) x 11'0 (3.35m)

Painted floorboards. Recessed wood burner. Upstanding radiator. Double glazed bay window to front.

KITCHEN / DINER / DAY ROOM: 25'2 (7.67m) x 16'3 (4.95m)

(narrowing to 9'4). The kitchen area is fitted with a range of white laminated fronted units with solid wood work surfaces and a range of matching eye level units. Recessed wood burner. Upstanding radiator. Heated tiled floor. The kitchen area leads into an open plan reception area with the continuation of the heated tiled flooring. Feature vaulted ceiling. Skylight windows with UPVC double glazed windows, doors and gable infill to rear, further double glazed windows to side and door to ground floor wet room.

GROUND FLOOR WET ROOM:

Fitted with a white suite comprising of low level WC, vanity wash basin. Heated towel rail. Recessed floor draining shower area. Fully tiled walls, heated tiled flooring. Double glazed window to rear.

FIRST FLOOR LANDING:

Doors to bedrooms, bathroom and further access to loft room.

BEDROOM ONE: 13'8 (4.17m) x 7'7 (2.31m)

(plus door recess). Built in storage cupboards. Radiator. Painted floorboards. Double glazed bay window to front.

BEDROOM TWO: 12'3 (3.73m) x 8'2 (2.49m)

(to fitted wardrobes). Radiator. Painted floorboards. Double glazed window to rear.

BEDROOM THREE: 9'4 (2.84m) x 6'6 (1.98m)

(max). Built in storage cupboard. Radiator. Painted floorboards. Double glazed window to rear.

BATHROOM:

White coloured suite comprising of panelled bath, vanity wash basin, low level WC. Radiator. Partially tiled walls. Double glazed window to front.

LOFT ROOM: 11'8 (3.56m) x 11'2 (3.40m)

Radiator. Skylight windows to rear. Door to WC. This room is currently being used by the owners as the fourth bedroom.

EN SUITE CLOAKROOM:

Fitted with low level WC, vanity wash basin.

OUTSIDE:

Low maintenance shingled area to the front being retained by wrought iron fencing and gate with pedestrian access to the rear garden. The rear garden enjoys a South Westerly aspect with substantial decked area adjacent to the rear of the property with covered pergola over and stepping down to lawned area flanked by stoned beds with summer house and storage shed to be found at the rear of the garden. The rear garden is retained by timber panelled fencing. On Street Public Parking.

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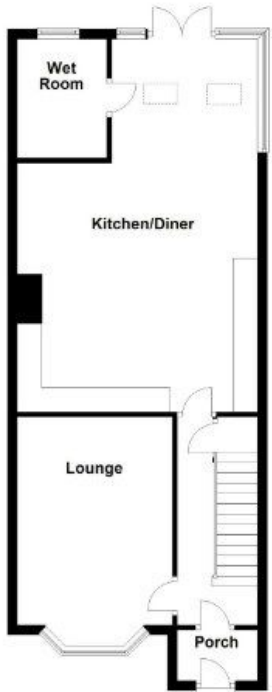


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Ground Floor



First Floor



Second Floor

