



BLAKE & THICKBROOM



**BEATRICE ROAD,
CLACTON-ON-SEA, ESSEX, CO15 1JS
£380,000 (Asking Price)**

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

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this character filled Victorian family home situated within a stroll of Clacton's seafront and town centre. The property is being offered for sale with no onward chain and an internal viewing is recommended to fully appreciate the size and potential this wonderful home affords.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Marine Parade West. Follow the seafront road taking the fourth turning on the right into Alton Road. At the far end of Alton Road, turn right into Beatrice Road and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FIVE BEDROOMS *

* 16'7 x 15'6 LOUNGE * 12'8 KITCHEN *

* 15'6 x 12 DINING ROOM * 12'10 x 9'3 BREAKFAST ROOM *

* FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM *

* GAS HEATING * DOUBLE GLAZING *

* LAWNED REAR GARDEN * OFF ROAD PARKING *

* CLOSE TO CLACTON'S SEAFRONT AND TOWN CENTRE *

* VIEWING RECOMMENDED * NO ONWARD CHAIN *

ENTRANCE PORCH:

Replacement UPVC entrance door to entrance porch. Original tiled flooring and walls. Entrance door to:

ENTRANCE HALL:

Stairflight to first floor with storage cupboard under. Radiator. Doors to lounge, dining room, breakfast room and ground floor cloakroom.

GROUND FLOOR CLOAKROOM:

Fitted with low level WC with macerator drainage. Double glazed window to side.

LOUNGE: 16'7 (5.05m) x 15'6 (4.72m)

Radiator. Ornate coving. Substantial double glazed bay window to front.

DINING ROOM: 15'6 (4.72m) x 12'0 (3.66m)

Radiator. Ornate coving. Double glazed double doors and windows giving access to rear garden. Serving hatch to breakfast room.

BREAKFAST ROOM: 12'10 (3.91m) x 9'3 (2.82m)

Radiator. Double glazed windows to side and access to:

KITCHEN: 12'8 (3.86m) x 9'5 (2.87m)

Fitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset sink unit with cupboards, drawers and storage space under, range of matching eye level cupboards, integrated four ring gas hob with electric oven under. Wall mounted gas boiler. Double glazed windows to rear and side, further double glazed door to outside.

FIRST FLOOR LANDING:

Radiator. Double glazed window to side and stairflight to second floor.

BEDROOM ONE: 16'7 (5.05m) x 12'5 (3.78m)

(plus recess). Radiator. Fitted shower cubicle. Substantial double glazed bay window to front.

BEDROOM TWO: 15'6 (4.72m) x 12'0 (3.66m)

Radiator. Vanity wash basin. Double glazed window to rear.

BEDROOM THREE: 13'0 (3.96m) x 10'8 (3.25m)

Radiator. Wall mounted wash basin. Double glazed window to rear.

BEDROOM FOUR: 10'9 (3.28m) x 8'0 (2.44m)

(max). Radiator. Double glazed window to front affording access to balcony.

BATHROOM:

White coloured suite comprising of panelled bath with wall mounted shower unit over, vanity wash basin with fitted cupboards under, further fitted airing cupboard. Radiator. Double glazed window to side.

SEPARATE WC:

Fitted with low level WC. Double glazed window to side.

SECOND FLOOR LANDING:

Double glazed window to side. Door to bedroom.

BEDROOM FIVE: 18'9 (5.72m) x 17'9 (5.41m)

(plus recess). Pine cladding to wall. Wall mounted electric heater. Double glazed windows to side and front affording roof top views.

OUTSIDE:

Hardstanding frontage, partially retained by brick wall and mature hedging affording off road parking. Pedestrian access down the side of the property to rear garden. The rear garden is predominately lawned with mature shrubs, ornamental pond and timber storage shed. The garden is retained by timber panelled fencing.



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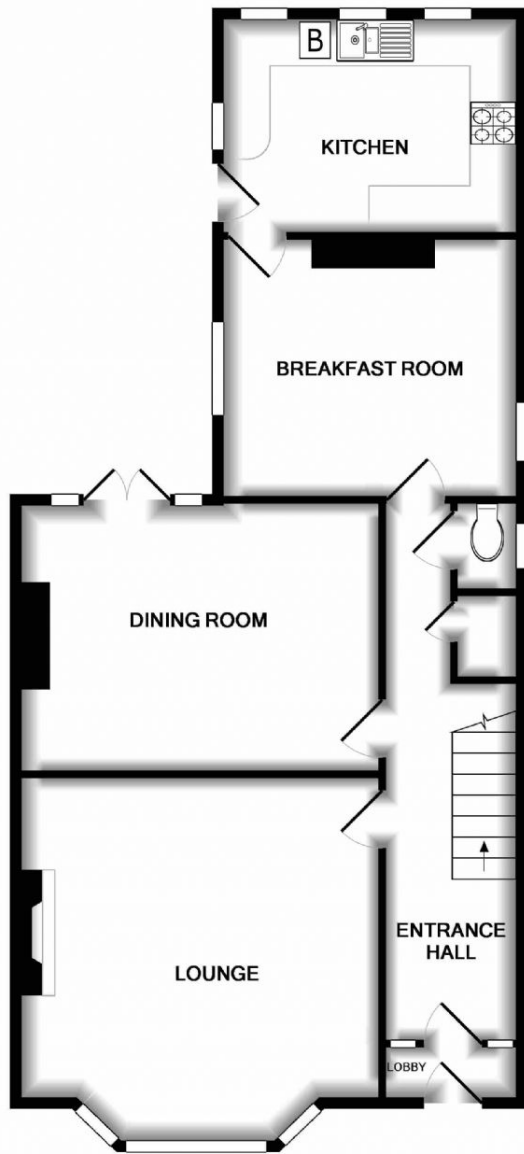


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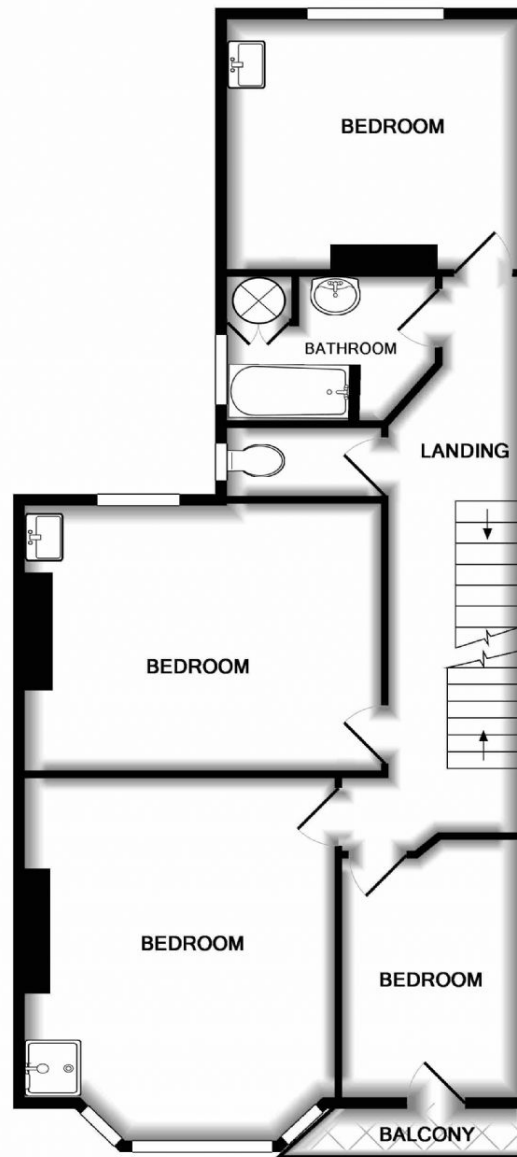


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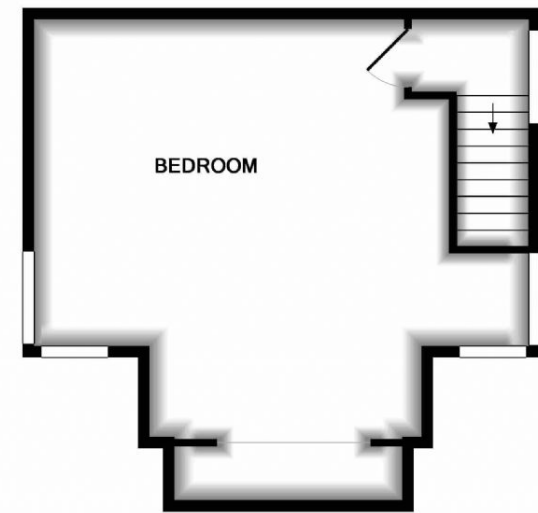




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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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