



BLAKE & THICKBROOM



**LEGERTON DRIVE,
CLACTON-ON-SEA, ESSEX, CO16 8BW
£245,000 (Asking Price)**

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

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this modern link detached property situated on the highly regarded Blenheim Gate development which can be found on the Northern outskirts of Clacton on Sea. The property is being offered for sale with no onward chain and can be found within a mile of local shopping facilities and affords easy access to major supermarket outlets, the A133 and the A120.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, left at the mini roundabout into St Osyth Road. Proceed along St Osyth Road, across the first mini roundabout, passing Tesco Express on the left hand side. At the traffic lights proceed straight across into Cloes Lane, across mini roundabouts and at Bockings Elm (pharmacy ahead of you), turn left into St Johns Road. Take the next right into Little Clacton Road, proceed straight across mini roundabout and then turn left into Legerton Drive. The property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * ENSUITE SHOWER ROOM TO MASTER BEDROOM *

* 15' x 10' LOUNGE * 13'7 KITCHEN DINER WITH FITTED APPLIANCES *

* GROUND FLOOR CLOAKROOM *

* FIRST FLOOR BATHROOM *

* GAS HEATING SYSTEM * DOUBLE GLAZING *

* SOUTHERLY FACING REAR GARDEN *

* OFF ROAD PARKING AND CAR PORT *

* CONVENIENT LOCATION * VIEWING RECOMMENDED *

* NO ONWARD CHAIN *

ENTRANCE HALL:

Composite style entrance door to entrance hall. Door to lounge, further door to:

GROUND FLOOR CLOAKROOM:

Fitted with white suite comprising of pedestal wash basin, low level WC. Radiator.

LOUNGE: 15'0 (4.57m) x 10'0 (3.05m)

Radiator. Double glazed window to front. Stairflight to first floor and open access to:

KITCHEN DINER: 13'7 (4.14m) x 8'5 (2.57m)

Fitted with a range of laminated fronted units comprising of laminated work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, cupboards and pan drawers under, range of matching eye level cupboards with work surface lighting under, concealing wall mounted gas boiler, integrated electric hob, oven and extractor canopy, further integrated fridge and freezer. Double glazed window and double doors giving access to rear garden.

FIRST FLOOR LANDING:

Access to loft. Doors to bedrooms and bathroom.

BEDROOM ONE: 11'0 (3.35m) x 10'0 (3.05m)

Radiator. Double glazed window to rear. Door to:

ENSUITE SHOWER ROOM:

Fitted with a white suite comprising of shower cubicle, semi pedestal wash basin, low level WC. Radiator/towel rail.

BEDROOM TWO: 13'7 (4.14m) x 8'0 (2.44m)

(into recess, max). Radiator. Built in storage cupboard. Double glazed window to front.

FAMILY BATHROOM:

Fitted with a white suite comprising of panelled bath with wall mounted mixer tap and shower attachment, semi pedestal wash basin, low level WC. Radiator. Partially tiled walls.

OUTSIDE:

Slated frontage with hardstanding affording off road parking for two cars in tandem and access to carport with pedestrian access to rear garden. The rear garden enjoys a Southerly aspect and is predominately lawned with large paved patio area adjacent to the rear of the house with further hardstanding areas and decked area at the foot of the garden. Raised shrubbery bed retained by sleepers and the garden is retained by timber panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band B EPC Rating B.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water -Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.



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