



CROSSFIELD ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3QT
£175,000 (Asking Price)

DESCRIPTION:

POTENTIAL TO BE MADE INTO THREE BEDROOMS. Blake & Thickbroom are pleased to be offering for sale this two bedroom semi detached house situated on the outskirts of Clacton's town centre. The property is in need of some modernisation and is, in the valuer's opinion, an ideal purchase for a first time buyer or an investment opportunity. The property is being sold with no onward chain and an early inspection is warranted to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Station Road. Turn left on Carnarvon Road. Upon reaching the mini roundabout, take the second exit onto the continuation of Wellesley Road, follow the one way system round into Olivers Road, left onto Old Road, second left into Crossfield Road and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS *
- * 24'11 x 11'5 LOUNGE *
- * 17'9 x 8'3 KITCHEN *
- * FIRST FLOOR BATHROOM * SEPARATE WC *
- * GAS HEATING * DOUBLE GLAZING *
- * LAWNED REAR GARDEN *
- * NO ONWARD CHAIN * VIEWING RECOMMENDED *
- *VIDEO TOUR AVAILABLE*

FIRST FLOOR: BEDROOM ONE: 14'11 (4.55m) x 10'11 (3.33m)
Radiator. Two replacement double glazed windows to front.

BEDROOM TWO: 10'11 (3.33m) x 8'2 (2.49m)
Radiator. Fitted wardrobe. Replacement double glazed window to rear.

BATHROOM:
Fitted with panelled bath, shower tray, pedestal wash basin, low level WC. Part tiled walls. Storage cupboard. Replacement double glazed window to side.

FIRST FLOOR LANDING:
Loft access. Doors to all rooms. Stairs to ground floor.

ENTRANCE HALL:
Replacement double glazed entrance door. Two radiators. Stairs to first floor. Doors to all rooms.

LOUNGE: 24'11 (7.59m) x 11'5 (3.48m)
Two radiators, electric fire (n/t). Replacement double glazed bay window to front, French style doors to rear garden.

GROUND FLOOR CLOAKROOM:
Fitted with low level WC. Radiator. Replacement double glazed window to rear.

KITCHEN: 17'9 (5.41m) x 8'3 (2.51m)
Comprising of laminated rolled edge work surfaces with inset single drainer sink unit, cupboards, drawers and storage below, range of eye level cupboards. Part tiled walls. Access to WC and door leading to garden. Double glazed window to side.

OUTSIDE:
Mostly hardstanding to the front of the property, enclosed by low level brick wall. Side access to rear garden, paving adjacent to the house, partly laid to lawn. Wooden storage shed to rear. Brick built shed housing wall mounted boiler (not tested). The garden is partially retained by wooden panelled fencing.

::

::

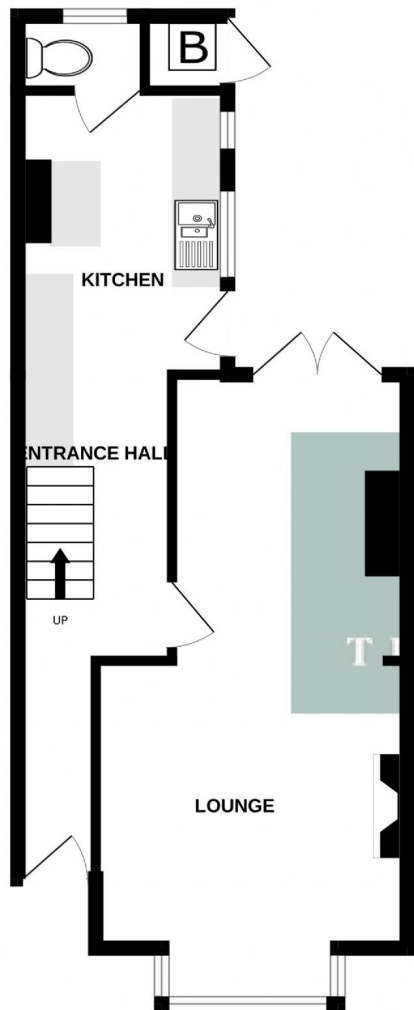
AGENTS NOTES:
Material information for this property.
Tenure is Freehold.
Council Tax Band B. EPC Rating D.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water - Yes.
Sewerage type - Mains.
Telephone & Broadband coverage - Unknown to the property being vacant. Prospective purchasers should be directed 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.



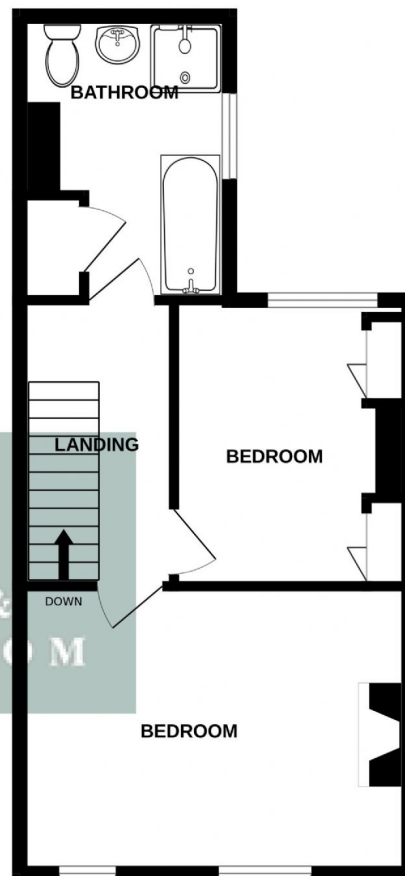




GROUND FLOOR



1ST FLOOR



CROSSFIELD ROAD, CLACTON-ON-SEA, ESSEX, CO15 3QT

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.
Made with Metropix ©2024