



DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this well presented three bedroom, two reception detached house situated on the highly regarded Martello Bay development. The property is conveniently located within a short walk of the seafront and is within easy reach of the town centre and mainline railway station leading to London Liverpool Street. An early inspection is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Carnarvon Road turning right into Marine Parade West. Follow the seafront road for approx one mile passing the Toby Carvery on the left hand side. Follow the road round into West Road. Take the second turning on the left into Hastings Avenue. At the roundabout take the third exit into Selsey Avenue and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * ENSUITE SHOWER ROOM *
- * FAMILY BATHROOM * GROUND FLOOR CLOAKROOM *
- * 11'5 x 9'10 DINING ROOM *
- * 9'10 x 9'9 KITCHEN * 14' x 11'4 LOUNGE *
- * GARAGE 17'4 x 8'6 and OFF ROAD PARKING *
- * GAS HEATING * DOUBLE GLAZING *
- * LAWNED REAR GARDEN *
- * VIDEO TOUR AVAILABLE * SOLE AGENTS *
- * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 14'8 (4.47m) x 9'11 (3.02m)

Radiator. Fitted wardrobes. Two replacement double glazed windows to side and rear. Shutter blinds. Door to:

EN SUITE SHOWER ROOM:

White suite comprising of shower with shower attachment, low level WC, vanity hand wash basin with mixer tap, cupboards below. Heated towel rail. Shaver point. Tiled flooring, part tiled walls. Extractor fan. Replacement double glazed window to rear.

BEDROOM TWO: 11'1 (3.38m) x 9'8 (2.95m)

Radiator. Fitted wardrobes. Two replacement double glazed windows to rear. Shutter blinds.

BEDROOM THREE: 8'3 (2.51m) x 7'5 (2.26m)

(into wardrobe recess). Radiator. Fitted wardrobe. Two replacement double glazed windows to front. Shutter blinds.

BATHROOM:

White suite comprising of panelled bath with shower attachment and shower screen, low level WC, vanity hand wash basin with mixer tap, cupboards below. Heated towel rail. Tiled flooring, tiled walls. Extractor fan. Replacement double glazed window to front.

FIRST FLOOR LANDING:

Loft access. Airing cupboard. Doors to all rooms. Stairs to ground floor. Two replacement double glazed windows to front. Shutter blinds.

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator. Stairs to first floor with understairs storage. Doors to all rooms.

GROUND FLOOR CLOAKROOM:

Comprising of low level WC, vanity hand wash basin. Heated towel rail. Replacement double glazed window to side.

LOUNGE: 14'0 (4.27m) x 11'4 (3.45m)

Radiator. Double doors to hallway. Two replacement double glazed windows and French style doors to garden. Shutter blinds.

DINING ROOM: 11'5 (3.48m) x 9'10 (3.00m)

Radiator. Replacement double glazed windows to front. Shutter blinds. Access to:

KITCHEN: 9'10 (3.00m) x 9'9 (2.97m)

Modern fitted kitchen comprising of white laminated fronted units with laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, integral dishwasher, washing machine, extractor hood. Part tiled walls, tiled flooring. Heated towel rail. Replacement double glazed window to rear and door to outside.

OUTSIDE:

Partly laid to lawn on the left hand side of the property, block paved and concreted driveway affording access for off road parking, further access to garage (17'4 x 8'6) with up and over door, power and light connected and door to garden. Further side access to:

REAR GARDEN:

Low maintenance with shingled and decked borders whilst the rest of the garden is mainly laid to lawn, partially retained by wooden panelled fencing and brick wall.

AGENTS NOTES:

Material information for this property.

Tenure: Freehold.

Council Tax Band: D.

EPC Rating: C.

Services connected.

Electricity - Yes.

Water - Yes.

Gas- 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.

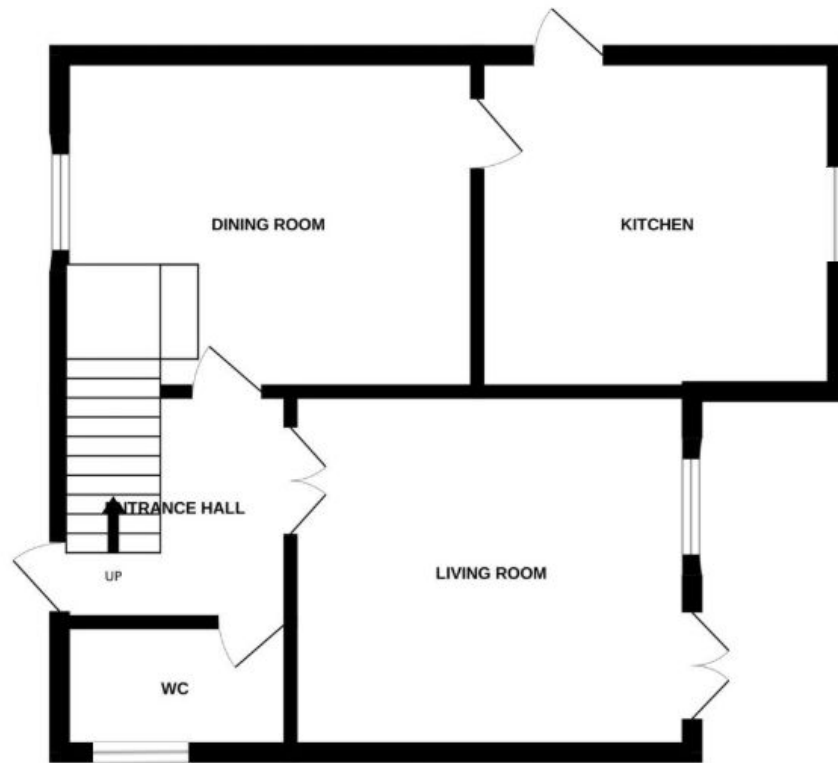
Non standard property features to note - None.



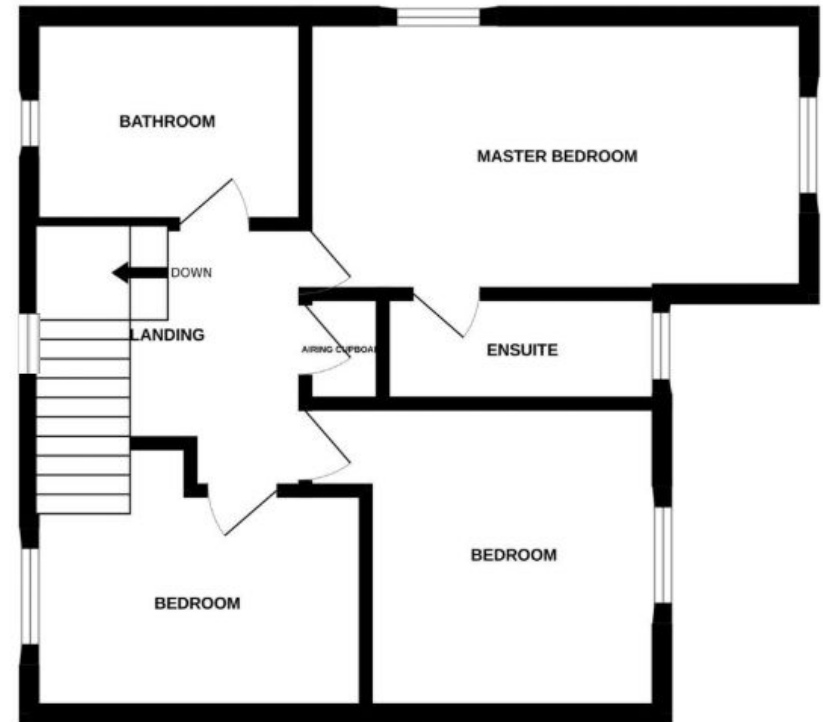




GROUND FLOOR



1ST FLOOR



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