



DESCRIPTION:

BEING OFFERED ON A PRICE RANGE OF £230,000 TO £240,000. Blake & Thickbroom are pleased to be offering for sale this 2021 built two bedroom semi detached house situated on the highly regarded Flint Grange development. The property benefits from en suite, family bathroom and ground floor WC, off road parking and is ready to move straight into.

The property is conveniently located within a short drive of major shopping facilities and Clacton's factory outlet. Call our offices to arrange a viewing today.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the fourth exit into St Johns Road. Continue along St Johns Road, turning left at the former Queens Head Public House into North Road. Take the second turning right into Thorpe Road. Proceed along Thorpe Road for approximately one mile, across two mini roundabouts. Upon reaching the next roundabout at Crusader business park take the second exit straight across the roundabout, second exit at the next roundabout into the entrance of Flint grange development. Proceed along taking the first left into Otter Way, first right into Barnacle Way and the property can found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * EN SUITE SHOWER ROOM *

* FAMILY BATHROOM * GROUND FLOOR WC *

* 15'1 x 9'3 LOUNGE * 12'8 x 8'2 KITCHEN/DINER *

* GAS HEATING * DOUBLE GLAZING * OFF ROAD PARKING *

* ESTABLISHED REAR GARDEN * VIDEO TOUR AVAILABLE *

* SOLE AGENTS * VIEWING RECOMMENDED * APPROX 6 YEARS REMAINING ON
PREMIER GUARANTEE *

FIRST FLOOR: BEDROOM ONE: 9'10 (3.00m) x 8'2 (2.49m)

Radiator, double glazed window to rear. Access to en suite

EN SUITE SHOWER ROOM:

Low level WC, pedestal hand wash basin with mixer tap, shower tray with sliding doors, two shower attachments, radiator, part tiled walls, extractor fan.

BEDROOM TWO: 12'8 (3.86m) x 8'5 (2.57m)

Radiator, fitted wardrobe, two double glazed windows to front.

FAMILY BATHROOM:

Modern fitted bathroom comprising low level WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, extractor fan, part tiled walls. Double glazed window to side.

FIRST FLOOR LANDING:

Access to loft, doors to all rooms, stairs to ground floor entrance hall.

ENTRANCE HALL:

Double glazed composite style entrance door to entrance hall. Radiator, doors to ground floor WC and lounge.

GROUND FLOOR CLOAKROOM:

Fitted with low level WC, pedestal hand wash basin with mixer tap, radiator, consumer unit, double glazed window to front.

LOUNGE: 15'1 (4.60m) x 9'3 (2.82m)

Radiator, under stairs storage cupboard, access to kitchen. Double glazed window to front.

KITCHEN DINER: 12'8 (3.86m) x 8'2 (2.49m)

Modern fitted kitchen comprising cream coloured fronted units with laminated rolled edge work surfaces with matching upstands. Inset one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Integrated low level oven, four ring gas hob, extractor hood, fridge and freezer, washing machine and dish washer. Wall mounted gas combi boiler housed in cupboard, radiator. Double glazed french doors to garden, double glazed window to rear.

OUTSIDE:

To the front of the property is allocated parking to the side with paved pathway leading to the entrance door with small lawned area. Side access leading to rear garden. The rear garden benefits from a paved patio adjacent to the property with path leading to the rear of the garden with further decked area affording access for seating. Raised sleeper boarders with trees. The remainder is laid to lawn. Side recess houses a timber wooden shed and access to the front. Outside tap and electric points. The garden is partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: C. EPC: B

Services connected

Electricity: Yes

Gas: Yes

Water: 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: Yes we have been advised there is a service charge for maintenance of approx £200 per annum.

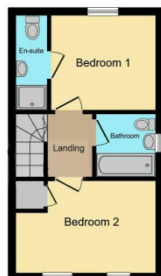
Non standard property features to note: No







Ground Floor



First Floor