



**DESCRIPTION:**

NO ONWARD CHAIN & KEYS TO VIEW ! Semi detached house situated in established location on the outskirts of town centre, being offered for sale with no onward chain. The property is conveniently located within walking distance of local schools, shops and approximately half a mile from mainline railway station with direct links to London Liverpool Street. Keys are available at our Office for immediate viewings.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Carnarvon Road, upon reaching the roundabout take the first exit into Wellesley Road. Proceed to the end at the roundabout turn right into Pier Avenue. Left at the next mini roundabout into St Osyth Road. Next left at the next mini roundabout into Alton Park Road, first left into Upper Park Road, proceed a short distance and the property will be found on the right hand side on the corner of Upper Park Road and Anchor Road.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \*

\*17' LOUNGE \* 12' FITTED KITCHEN WITH BUILT IN OVEN, HOB UNIT, EXTRACTOR HOOD \*

FIRST FLOOR WET ROOM \*

\* SEPARATE WC \*

\* DOUBLE GLAZING \* GAS HEATING VIA RADIATORS \*

\* OFF ROAD PARKING \* POTENTIAL SIDE GARDEN \*

\* NO ONWARD CHAIN \* SOLE AGENTS \*

\* KEYS TO VIEW \*

**FIRST FLOOR: BEDROOM ONE:** 17'6 (5.33m) x 10'0 (3.05m)

Radiator. Windows to front and side.

**BEDROOM TWO:** 8'2 (2.49m) x 6'4 (1.93m)

Radiator. Window to rear.

**WET ROOM:**

Shower unit. Radiator. Part tiled walls. Extractor fan. Window to side.

**SEPARATE WC:**

Low level WC. Radiator. Window to front.

**LANDING:**

Loft access. Radiator. Window to front. Stairflight to ground floor.

**ENTRANCE LOBBY:**

Double glazed entrance door to entrance lobby. Internal door to:

**LOUNGE:** 17'0 (5.18m) x 11'0 (3.35m)

Ornamental brick chimney breast with fitted gas fire. Radiator. Windows to front and side.

**KITCHEN:** 12'0 (3.66m) x 11'3 (3.43m)

Range of laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, under, eye level cupboards, inset four ring hob unit with extractor hood above, single oven below. Part tiled walls. Radiator. Understairs storage cupboard housing combi gas boiler. Window to rear, double glazed door to inner passageway.

**OUTSIDE:**

As previously mentioned, the property occupies a corner plot position with lawned front and side gardens. Parking bay for two vehicles with access from Anchor Road. Further left hand side passageway to the rear of the property.

**AGENTS NOTES:**

Material information for this property.

Tenure: Freehold.

Council Tax Band: B.

EPC Rating: D.

Services connected.

Electricity - Yes.

Water - Yes.

Gas- Yes.

Sewerage type - Mains.

Telephone and Broadband Coverage - Unknown due to property being vacant.

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://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.



BLAKE &  
THICKBROOM



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THICKBROOM



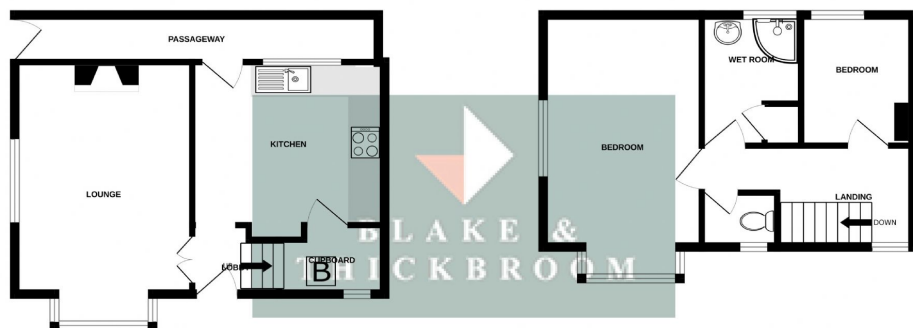
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GROUND FLOOR

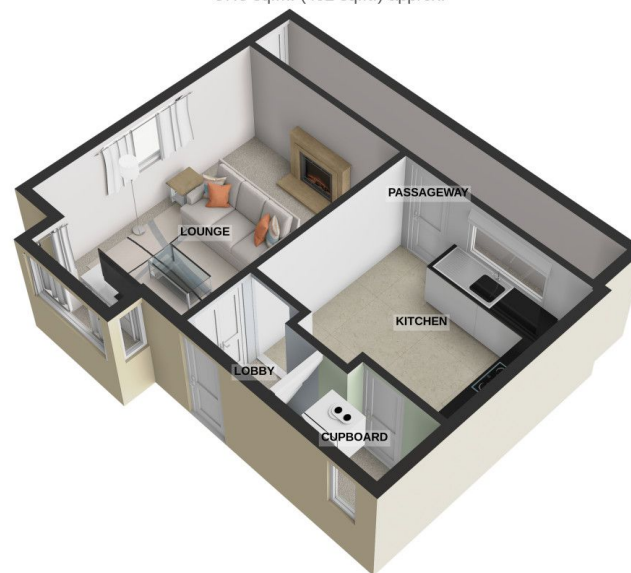
1ST FLOOR



UPPER PARK ROAD, CLACTON-ON-SEA, ESSEX, CO15 1HU

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.  
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GROUND FLOOR  
37.3 sq.m. (402 sq.ft.) approx.



1ST FLOOR  
31.6 sq.m. (340 sq.ft.) approx.



UPPER PARK ROAD, CLACTON-ON-SEA, ESSEX, CO15 1HU

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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