

▶ BLAKE & THICKBROOM

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70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

A FAMILY HOME WITH NO ONWARD CHAIN
Well presented semi detached family house situated in this established location on the outskirts of town centre. The property has been maintained in excellent order throughout by the current owners for the past 24 years and it is being sold with no onward chain and is conveniently located within walking distance of local schools, parade of shops and approximately quarter of a mile from Clacton's town centre and mainline railway station. As the owners chosen sole agent an internal viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, straight across the mini roundabout into Old Road. Proceed along Old Road for a short distance and at the mini roundabout turn left into Coppins Road. Proceed along Coppins Road taking the third turning right into Melbourne Road. Proceed a short distance and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * FIRST FLOOR BATHROOM WITH MODERN WHITE SUITE & SHOWER BATH *
- * GAS HEATING VIA RADIATORS * MOST DOUBLE GLAZED WINDOWS *
- * 14'7 x 10'10 LOUNGE WITH FEATURE FIREPLACE *
- 17' x 12'2max FITTED KITCHEN/DINER WITH COOKER RANGE TO REMAIN *
- * WESTERLY FACING ESTABLISHED REAR GARDEN * 10'5 x 9'8 ENTERTAINMENT ROOM *
- * OFF ROAD PARKING * NO ONWARD CHAIN * SOLE AGENTS *

FIRST FLOOR: BEDROOM ONE: 12'2 (3.71m) x 10'6 (3.20m)
Radiator, built in wardrobes with mirror fronted sliding doors, ornamental fireplace. Window to rear.

BEDROOM TWO: 12'1 (3.68m) x 8'6 (2.59m)
(plus door recess) Radiator, laminated wood flooring, ornamental fireplace. Window to front.

BEDROOM THREE: 8'3 (2.51m) x 7'0 (2.13m)
Built in wardrobes with mirror fronted doors, radiator. Window to front.

BATHROOM:
Modern white suite comprising shower/bath with mixer taps, built in shower unit with glazed shower screen. Vanity hand wash basin, enclosed low level WC, fully tiled walls. Radiator, laminated wood flooring, down lighters. Window to rear.

FIRST FLOOR LANDING:
Access to loft, window to side. Stair flight to ground floor.

ENTRANCE HALL:
Double glazed entrance door to entrance hall. Radiator, gloss finish laminated flooring, understairs storage recess.

LOUNGE: 14'7 (4.45m) x 10'10 (3.30m)
Laminated wood flooring, potential open fireplace with ornamental wooden fire surround and display mantel above, tiled inset and hearth. Picture rail, radiator. Bay window to front.

KITCHEN DINER: 17'0 (5.18m) x 12'2 (3.71m)
(max narrowing to 6'9) Fitted with a range of white laminated fronted units comprising laminated rolled work surfaces with inset single drainer sink unit. Cupboards under, eye level cupboards, chimney recess with fitted cooker range to remain, extractor hood above. Wall mounted gas boiler, part tiled walls, laminated wood flooring. Potential open fireplace with ornamental wooden fire surround with display mantel above and tiled inset and hearth. Picture rail, windows to side and rear, double glazed door to outside.

OUTSIDE:
Block paved front garden providing off road parking for two vehicles. Side access to established westerly facing rear garden, raised flower and shrub borders, ornamental fish pond. Slate chippings to flower borders, paved patio area to the base of the garden, mature trees and shrubs. 10'5 x 9'9 timber framed entertainment room fully insulated, power and light connected with wooden flooring window to front. Further attached workshop with power and light connected. Additional outside storage shed and wood storage to remain. The garden is enclosed by panel fencing.

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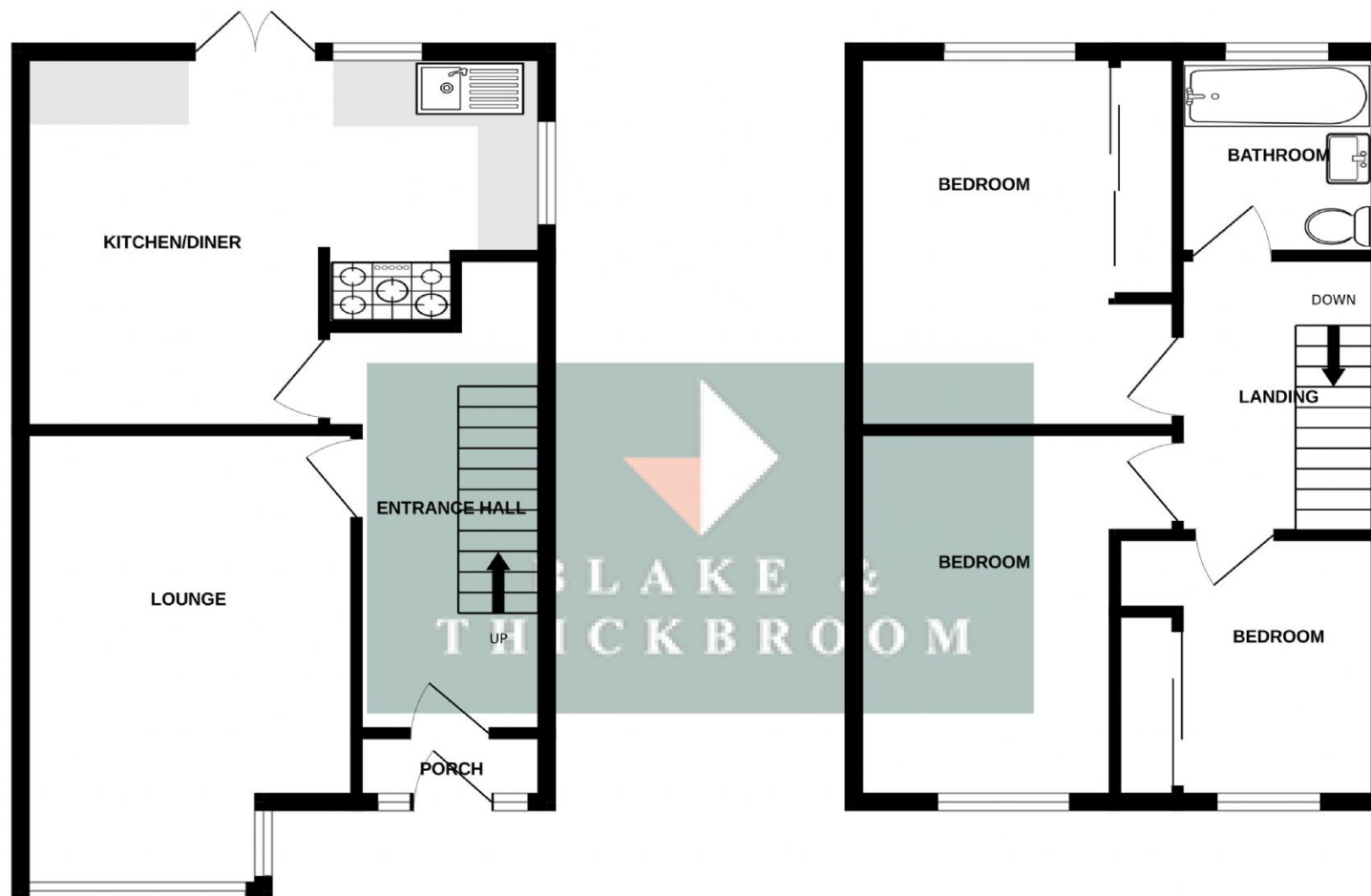
AGENTS NOTES:
Material information for this property
Tenure is Freehold. Council Tax Band: B. EPC: TBC
Services Connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage Type: Mains
Telephone and Broadband coverage: Yes
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: No
Non standard property features to note: None





GROUND FLOOR

1ST FLOOR



MELBOURNE ROAD, CLACTON-ON-SEA, ESSEX, CO15 3HZ

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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