



# BLAKE & THICKBROOM



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THICKBROOM

**CROSSFIELD ROAD,  
CLACTON-ON-SEA, ESSEX, CO15 3QT  
£190,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

**NO ONWARD CHAIN**

Blake & Thickbroom are pleased to be offering for sale this three bedroom semi detached family house situated on the outskirts of Clacton's town centre. In the valuers opinion this is an ideal purchase for a first time buyer looking to put a stamp on their home or investment buyer. The property is conveniently located within a short walk of local shopping facilities and Clacton's mainline railway station leading to London Liverpool Street. Call our offices to book your viewing today.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Station Road. Turning left into Carnarvon Road, upon reaching the mini roundabout take second exit into the continuation of Wellesley Road. Follow the one way system round into Olivers Road, left into Old Road, second turning left into Crossfield Road and the property can be found on right hand side.

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

\* VIDEO TOUR AVAILABLE \* SOLE AGENTS \* NO ONWARD CHAIN \*

\* THREE BEDROOMS \* 12'11 x 11'10 LOUNGE \*

\* 11'10 x 10'4 DINING AREA \* 11'3 x 7'3 KITCHEN \*

\* GAS HEATING \* BOILER APPROXIMATELY TWO YEARS OLD \* GROUND FLOOR BATHROOM \*

\* SOUTH FACING REAR GARDEN \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 11'10 (3.61m) x 10'10 (3.30m)

Radiator, fitted wardrobe. Secondary glazed sash window to front.

**BEDROOM TWO:** 11'10 (3.61m) x 10'4 (3.15m)

Radiator, replacement double glazed window to rear. Access to bedroom three.

**BEDROOM THREE:** 11'4 (3.45m) x 7'4 (2.24m)

Radiator, replacement double glazed window to side.

**FIRST FLOOR LANDING:**

Access to loft, doors to bedroom one and two. Stairs to ground floor entrance lobby.

**ENTRANCE LOBBY:**

Double glazed entrance door to entrance lobby. Door to lounge and dining area.

**LOUNGE:** 12'11 (3.94m) x 11'10 (3.61m)

(into bay recess)Radiator. Secondary glazed window and bay window to front.

**DINING AREA:** 11'10 (3.61m) x 10'4 (3.15m)

Radiator, under stairs storage cupboard. Replacement double glazed window to rear. Access to kitchen.

**KITCHEN:** 11'3 (3.43m) x 7'3 (2.21m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under. Range of eye level cupboards. Fitted low level oven, electric hob with extractor hood above. Replacement double glazed window and door to side. Access to bathroom.

**GROUND FLOOR BATHROOM:**

Fitted with low level WC, panelled bath, shower tray with electric shower, pedestal hand wash basin, storage cupboard housing wall mounted combi boiler, radiator, extractor fan. Replacement double glazed window to rear.

**OUTSIDE:**

To the front of the property hard standing area enclosed by low level brick wall. Side access to the rear garden. The rear garden benefits from a southerly aspect, paving adjacent to the property with further concrete area and pathway leading to rear. Wooden storage shed, flower and shrub borders. The garden is partially retained by wooden panel fencing.

**AGENTS NOTES:**

Material Information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage - Unknown due to the 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









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.  
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