



**VICARAGE GARDENS,
CLACTON-ON-SEA, ESSEX, CO15 1BU
Prices From £425,000 - £450,000**

DESCRIPTION:
TOWN CENTRE OR SEAFRONT FROM THIS GARDENS ADDRESS. Being Offered on a Guide Price of £425,000 to £450,000
A substantial detached family home in need of modernisation situated within this established and highly sought after residential location close to town centre, local doctor's surgery and seafront. The property is offered for sale with no onward chain and offers immense potential for further improvement to become that forever family home. As the vendor's chosen sole agent, an early viewing is highly recommended to avoid disappointment.

DIRECTIONS:
PROCEED FROM: Clacton's town centre along Old Road passing Clacton's police station on the left hand side. Take the next turning right into Vicarage Gardens, proceed into Vicarage Gardens and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * ENSUITE BATHROOM *
- * CHAMPAGNE COLOURED FAMILY BATHROOM *
- * SPACIOUS LANDING * RECEPTION HALLWAY *
- * 14'5 DINING ROOM * 17'10 LOUNGE *
- * 13'5 BREAKFAST ROOM * 12'5 FITTED KITCHEN *
- * GROUND FLOOR CLOAKROOM *
- * GAS HEATING * DOUBLE GLAZING *
- * APPROX 75' SOUTH FACING GARDEN *
- * PARKING FOR SEVERAL VEHICLES * LARGE CAR PORT AREA * DETACHED GARAGE WITH STAIRFLIGHT AND ROOM ABOVE *
- * NO ONWARD CHAIN * SOLE AGENTS *
- * POTENTIAL FOR FURTHER IMPROVEMENT *
- * GARDENS ADDRESS * SOLE AGENTS *
- * VIDEO TOUR AVAILABLE *

FIRST FLOOR: BEDROOM ONE: 12'7 (3.84m) x 12'6 (3.81m)
Radiator. Bay window to front. Internal door to:

EN SUITE BATHROOM:
Coloured suite comprising of panelled bath, pedestal wash basin, shower cubicle, low level WC. Part tiled walls. Downlighters. Window to side.

BEDROOM TWO: 13'10 (4.22m) x 12'1 (3.68m)
Radiator. Window to front.

BEDROOM THREE: 9'10 (3.00m) x 9'9 (2.97m)
Radiator. Cupboard housing gas boiler. Window to rear.

FAMILY BATHROOM:
Champagne coloured suite comprising of panelled bath, pedestal wash basin, low level WC. Part tiled walls. Radiators. Window to side.

SPLIT LEVEL LANDING:
Walk in storage cupboard and dressing room. Radiator. Airing cupboard. Steps down to secondary landing/study area. Window to rear. Stairflight to ground floor.

ENTRANCE HALL:
Double glazed side entrance door to entrance hall. Wall mounted gas heater. Radiator. Understairs storage cupboard. Window to side.

GROUND FLOOR CLOAKROOM:
Comprising of low level WC, hand wash basin. Window to side.

DINING ROOM: 14'5 (4.39m) x 12'5 (3.78m)
Glazed double doors from hallway to dining room. Radiator. Dado rail. Bay window to front.

LOUNGE: 17'10 (5.44m) x 13'10 (4.22m)
Ornamental wooden fire surround, marble effect inset and hearth. Radiator. Bay window to front, stained glass windows to side. Archway leading to:

BREAKFAST ROOM: 13'5 (4.09m) x 9'8 (2.95m)
Radiator. Double glazed doors to outside, further internal glass panelled door to:

KITCHEN: 12'5 (3.78m) x 10'9 (3.28m)
Well appointed with a range of white laminated fronted units comprising of laminated work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset four ring gas hob with extractor hood above, further built in single oven and microwave oven with cupboard storage above and below, integrated fridge, freezer and washing machine. Window to rear, double glazed door to outside.

OUTSIDE:
Lawned front garden with front boundary walling, block paved driveway leading to large car port area providing off road parking for four/five vehicles, detached garage with up and over door and power and light connected with rear stairflight to loft room. Side gate access to approximately 75' South facing lawned rear garden with block paved patio area, well stocked flower and shrub borders. Storage shed to remain. Individual designed brick and timber built summer house. The garden is enclosed by panelled fencing. Outside security lighting. Outside tap.

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GROUND FLOOR

1ST FLOOR



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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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