



 **BLAKE &  
THICKBROOM**

CLACTON ROAD,  
ST OSYTH, ESSEX, CO16 8PA  
**£170,000 (Asking Price)**

**DESCRIPTION:**

NO ONWARD CHAIN.

Blake & Thickbroom are pleased to be offering for sale this two bedroom end of terrace cottage situated in the centre of the village of St Osyth. The property is conveniently located within a short walk of local shopping facilities and bus route leading to Clacton's town centre. Call our Offices to arrange a viewing.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout, take the first turning into St Johns Road. Follow St Johns Road proceeding straight across two mini roundabouts and past the Brace of Pistols public house on the left. Proceed across the next mini roundabout and pass Pump Hill garage on the right. Take the next left into Clacton Road St Osyth. Proceed through the centre of the village. Before reaching the four way junction, the property can be found on the left hand side.

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

\* VIDEO TOUR AVAILABLE \*

\* TWO BEDROOMS \*

\* 11'10 x 11'4 LOUNGE \*

\* 9'5 x 8' KITCHEN

\* BATHROOM \* 4'11 UTILITY ROOM \*

\* SOUTH FACING REAR GARDEN \*

\* WALKING DISTANCE TO LOCAL SHOPPING FACILITIES \*

\* VIEWING RECOMMENDED \*

\* NO ONWARD CHAIN \*

**FIRST FLOOR: BEDROOM ONE:** 12'3 (3.73m) x 11'5 (3.48m)

Electric storage heater. Loft access. Storage cupboard. Single glazed sash window to front.

**BEDROOM TWO:** 9'6 (2.90m) x 7'11 (2.41m)

Electric storage heater. Airing cupboard. Replacement double glazed window to rear.

**FIRST FLOOR LANDING:**

Doors to all rooms. Stairflight to ground floor.

**KITCHEN:** 9'5 (2.87m) x 8'0 (2.44m)

Comprising of wood effect fronted units with laminated rolled edge work surfaces, inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards. Electric storage heater. Understairs storage. Tiled flooring. Access to lounge and utility room. Replacement double glazed window to rear, single glazed window to lounge.

**LOUNGE:** 11'10 (3.61m) x 11'4 (3.45m)

Wooden entrance door. Electric storage heater. Single glazed sash window to front.

**UTILITY ROOM:** 4'11 (1.50m) x 4'1 (1.24m)

Comprising of wood effect fronted units with laminated rolled edge work surfaces. Tiled flooring, part tiled walls. Access to bathroom. Window to side, side door leading to garden.

**BATHROOM:**

Modern bathroom suite comprising of bath with shower attachment, pedestal hand wash basin, low level WC. Tiled flooring, tiled walls. Replacement double glazed window to rear.

**OUTSIDE:**

Side gate to the front of the property leading to the rear garden (access is shared). The rear garden benefits from a South facing aspect, is mostly concreted, partial area is laid to lawn. The rear garden is partially retained by wooden panelled fencing.

...

**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating E.

Services Connected.

Electricity - Yes.

Gas - No.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to [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 properties features to note - None.











