



**PEMBROKE GARDENS,
CLACTON-ON-SEA, ESSEX, CO15 5XD
£350,000 (Offers in excess of)**

DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this immaculately presented four bedroom detached house situated in the highly regarded Holland on Sea area. The property boasts a generous amount of accommodation throughout and is conveniently located within easy reach of local shops, restaurants, bus routes, Holland Haven primary school and seafront. An internal inspection is highly recommended to avoid missing out.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the High Street. Straight across the traffic lights into the second part of the High Street leading into Holland Road. Continue along Holland Road for approx one mile leading into the centre of Holland on Sea. Proceed past the Roaring Donkey public house on the right into Frinton Road. Proceed along Frinton Road passing the Oakwood Inn on the left and turn left into Park Boulevard. First left into Grenfell Avenue. Proceed a short distance turning left into Sussex Gardens, right into Pembroke Gardens. The property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* VIDEO TOUR AVAILABLE * FOUR BEDROOMS *

* REFITTED SHOWER ROOM * GROUND FLOOR WC *

* 27' into bay recess x 11'9 LOUNGE * 18'11 narrowing to 8'4 x 18'3 KITCHEN/SUN LOUNGE *

* GAS HEATING * DOUBLE GLAZING *

* OFF ROAD PARKING * 16'10 x 8' GARAGE *

* VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 12'0 (3.66m) x 10'10 (3.30m)

Radiator, replacement double glazed window to front.

BEDROOM TWO: 10'9 (3.28m) x 10'0 (3.05m)

Radiator, replacement double glazed window to rear.

BEDROOM THREE: 8'11 (2.72m) x 8'1 (2.46m)

Radiator, replacement double glazed window to front.

BEDROOM FOUR: 8'10 (2.69m) x 7'0 (2.13m)

Radiator, fitted wardrobe, airing cupboard, replacement double glazed window to rear.

SHOWER ROOM:

Refitted by the current owners. Low level WC, vanity hand wash basin with mixer tap, cupboards under. Walk in shower tray with shower attachment. Shower attachment, fully tiled walls and flooring. Replacement double glazed window to side.

FIRST FLOOR LANDING:

Access to loft, doors to all rooms. Replacement double glazed window to side. Stairs to ground floor.

ENTRANCE PORCH:

Double glazed entrance door to entrance porch. Double glazed aspects to the front and side. Door to entrance hall.

ENTRANCE HALL:

Radiator, stairs to floor floor with storage cupboard under. Doors to all rooms.

GROUND FLOOR CLOAKROOM:

Modern fitted cloakroom with low level WC, vanity hand wash basin with mixer tap, cupboards under. Heated towel rail, part tiled walls, tiled flooring. Replacement double glazed window to rear.

LOUNGE: 27'0 (8.23m) x 11'9 (3.58m)

(into bay recess) Two radiators, gas fire with marble base and surround. Replacement double glazed bay window to front. Double glazed window to rear. Access to kitchen/sun lounge.

KITCHEN/SUN LOUNGE: 18'11 (5.77m) x 18'3 (5.56m)

(narrowing to 8'4) Modern fitted kitchen comprising wood effect fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer taps. Cupboards, drawers and storage space under. Range of eye level cupboards. Built in low level oven, four ring gas hob with extractor hood above. Integrated wine cooler, dish washer, washing machine and fridge. Part tiled walls, access to sun lounge. Replacement double glazed aspects to side and rear. French doors to garden.

OUTSIDE:

To the front of the property hard standing with shingled area affording access for off street parking, remainder is a flower bed. Side gate access to rear garden. Further access to garage 16'10 x 8' Electric roller shutter door. Wall mounted boiler, power and light connected. The rear garden has a paved patio area adjacent to the property affording access for seating, the remainder is laid to lawn with a variety of mature shrubs and trees. Outside tap, the rear garden is partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

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

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: No





