



**KNOX ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3TT
£135,000 (Asking Price)**

DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are pleased to be offering for sale this well presented first floor maisonette with garage in block.

The property is an ideal first time purchase or investment purchase.

Call our offices to arrange a viewing today.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Wellesley Road, bear right on the one way system, keeping right. At the T junction straight across into Old Road. First left into Knox Road. Proceed a short distance and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * NO ONWARD CHAIN *

* TWO BEDROOMS * 6'6 x 5'6 BATHROOM *

* 17'4 x 9'5 LOUNGE * ENCLOSED BALCONY *

* GAS HEATING * DOUBLE GLAZING * 10'7 x 7' KITCHEN *

* GARAGE IN BLOCK * BALANCE OF 999 YEAR LEASE GRANTED IN 1974 *

ENTRANCE LOBBY:

Replacement double glazed entrance door to entrance lobby. Stair flight to first floor.

FIRST FLOOR LANDING:

Radiator, access to loft, cupboard housing boiler, storage cupboard. Doors to all rooms.

BEDROOM ONE: 15'1 (4.60m) x 9'5 (2.87m)

Radiator, replacement double glazed window to rear.

BEDROOM TWO: 11'5 (3.48m) x 10'0 (3.05m)

Radiator, replacement double glazed window to rear.

BATHROOM: 6'6 (1.98m) x 5'6 (1.68m)

Fitted with low level WC, vanity hand wash basin with mixer tap and cupboards under, panelled bath with shower attachment, extractor fan, heated towel rail, part tiled walls.

KITCHEN: 10'7 (3.23m) x 7'0 (2.13m)

Comprising rolled edge laminated work surfaces with inset one and a half single drainer sink unit. Cupboards, drawers and storage space under. Range of eye level cupboards, additional storage cupboards. Replacement double glazed window to front.

LOUNGE: 17'4 (5.28m) x 9'5 (2.87m)

Radiator, replacement double glazed sliding doors to balcony which is enclosed by brick wall.

OUTSIDE:

The garage is located in a block.

AGENTS NOTES:

Material information for this property

Tenure is Leasehold. Council Tax Band A. EPC: C.

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 web site Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

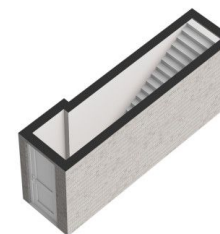
Any additional property charges: We have been advised service charge and ground rent is approximately £72.pp per calendar month.

Non standard property features to note:

Balance of 999 year lease granted in 1974.



GROUND FLOOR
3.9 sq.m. (42 sq.ft.) approx.



1ST FLOOR
58.7 sq.m. (631 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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