



**GREENACRES,
CLACTON-ON-SEA, ESSEX, CO15 6LZ
£275,000 (Offers in excess of)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this three bedroom detached house situated on the highly regarded Greenacres development, built in the 1990s. The property benefits from a Westerly facing rear garden, garage, off road parking and is located within easy reach of local shopping facilities, HIGH SCHOOL Catchment and bus route to Clacton's town centre.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Carnarvon Road. Upon reaching the roundabout take the second exit into Wellesley Road, first right into Oxford Road. At the far end of Oxford Road (ASDA supermarket on left), turn right at the roundabout onto Valley Road, straight across next mini roundabout into the continuation of Valley Road. Take the next right hand turn into Greenacres, follow Greenacres all the way round and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS *
- * 14'6 x 10'6 LOUNGE * 9'1 x 8' DINING AREA *
- * 9'2 REFITTED KITCHEN * 9'9 x 9' CONSERVATORY *
- * REFITTED SHOWER ROOM *
- * GAS HEATING * DOUBLE GLAZING *
- * GARAGE & OFF ROAD PARKING *
- * WESTERLY FACING REAR GARDEN *

FIRST FLOOR: BEDROOM ONE: 11'6 (3.51m) x 10'1 (3.07m)
Radiator. Two fitted wardrobes. Replacement double glazed bay window to front.

BEDROOM TWO: 10'1 (3.07m) x 8'8 (2.64m)
Radiator. Fitted wardrobe. Replacement double glazed window to rear.

BEDROOM THREE: 8'7 (2.62m) x 8'3 (2.51m)
Radiator. Replacement double glazed window to front.

SHOWER ROOM: 8'0 (2.44m) x 6'6 (1.98m)
Refitted shower room comprising of shower tray with electric shower, pedestal hand wash basin, low level WC. Heated towel rail. Fully tiled walls. Replacement double glazed window to rear.

FIRST FLOOR LANDING:
Loft access. Airing cupboard. Doors to all rooms. Stairs to ground floor.

ENTRANCE PORCH:
Replacement double glazed entrance door to entrance porch. Radiator. Window to side.

LOUNGE: 14'6 (4.42m) x 10'6 (3.20m)
Radiator. Electric fire with wooden base and surround. Replacement double glazed window to front. Access to dining area.

DINING ROOM: 9'1 (2.77m) x 8'0 (2.44m)
Radiator. Replacement double glazed French style doors to conservatory. Access to kitchen.

KITCHEN: 9'2 (2.79m) x 7'8 (2.34m)
Recently refitted with a range of high gloss finish cream coloured units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, wall mounted boiler, low level oven, electric hob, extractor hood above. Part tiled walls. Replacement double glazed window to rear.

CONSERVATORY: 9'9 (2.97m) x 9'0 (2.74m)
Of brick based construction. Radiator. Panelled roof. Double glazed aspects to sides and rear. French style doors to rear garden and door to side.

OUTSIDE:
Block paved driveway to the front of the property affording access for several vehicles, further access to garage (15'8 x 7'10) with up and over door, power and light connected, service door to house. Flower bed adjacent to the house, side access leading to rear garden. The rear garden has block paving adjacent to the house, wooden storage shed to remain. The rest of the garden is mostly laid to lawn and benefitting from a Westerly facing aspect, variety of shrubs, partially retained by wooden panelled fencing.

AGENTS NOTES:
Material information for this property.
Tenure is Freehold.
Council Tax Band C.
EPC Rating C.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to 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.





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