



**STONEHALL DRIVE,  
LITTLE CLACTON, ESSEX, CO16 9RD  
£275,000 (Asking Price)**

**DESCRIPTION:**

**COTTAGE STYLE LIVING WITH NO ONWARD CHAIN**

A well presented 1920's built semi detached cottage in need of some upgrading and being situated in this tucked away location on the outskirts of the popular village of Little Clacton. The cottage is offered for sale with no onward chain and is conveniently located within approximately quarter of a mile of the centre of the village and the popular Engaines primary school and offers excellent main road access to major supermarket shopping facilities and Clacton's town centre. As the owners chosen sole agent, an early viewing is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the new bypass road. Straight across the roundabout at Brook Retail Park onto the second part of the bypass. Upon reaching the next roundabout, take the third exit signposted towards the village of Little Clacton. Take the first exit at the next roundabout towards the centre of Little Clacton. Proceed a short distance and Stonehall Drive can be unmade turning on the right hand side. Proceed into Stonehall Drive and the property can be found on the left hand side.

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

\* TWO BEDROOMS \* FIRST FLOOR WET ROOM \*

\* GAS HEATING VIA RADIATORS \* 18'8 LOUNGE \*

\* 9'7 x 9'2 DINING ROOM \* 13'4 FITTED KITCHEN \*

\* OFF ROAD PARKING \* DOUBLE GLAZED WINDOWS \*

\* APPROX 65' REAR GARDEN \* SOLE AGENTS \* KEYS TO VIEW \*

**FIRST FLOOR: BEDROOM ONE:** 16'4 (4.98m) x 9'1 (2.77m)

Radiator, built in wardrobe, laminated wood flooring. Windows to front and rear.

**BEDROOM TWO:** 10'0 (3.05m) x 7'7 (2.31m)

Radiator, built in wardrobe housing combi gas boiler. Windows to front and side.

**WET ROOM:**

Raised low level WC, hand wash basin, heated towel rail, shower unit, extractor fan. Windows to side and rear.

**FIRST FLOOR LANDING:**

Radiator, window to rear, stair flight to ground floor.

**ENTRANCE LOBBY:**

Sealed unit double glazed entrance door to entrance lobby.

**LOUNGE:** 18'8 (5.69m) x 9'1 (2.77m)

Laminated wood flooring, radiator, ornamental bricket fire surround. Bay window to front, french style double glazed doors to outside.

**DINING ROOM:** 9'7 (2.92m) x 9'2 (2.79m)

Radiator, window to front.

**KITCHEN:** 13'4 (4.06m) x 6'2 (1.88m)

Fitted with a range of white laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half single drainer sink unit with mixer tap. Cupboards under, eye level cupboards. Under stairs recess, window to rear. Part glazed door to outside.

**OUTSIDE:**

Off road parking to the front and right hand side of the cottage for two vehicles.Side gate access leading to approximately 65' lawned rear garden, paved patio area with flower and shrub borders, storage shed to remain. The garden is enclosed by panel fencing.

**AGENTS NOTES:**

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Unknown

Prospective purchasers should be directed to website Cheker.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: None













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