



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this well presented three bedroom detached family home situated within easy reach of local shops, Clacton's mainline railway station leading to London Liverpool Street and Clacton's town centre. In the valuers opinion an internal inspection is highly recommended to fully appreciate the generous accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Carnarvon Road. At the roundabout take the second exit into Wellesley Road. Continue along Wellesley Road turning left into olivers Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* VIDEO TOUR AVAILABLE * SOLE AGENTS *

* THREE BEDROOMS * BATHROOM * GROUND FLOOR WC *

* 14'11 into bay x 11'8 LOUNGE * 11' x 10'10 DINING ROOM *

* 12'10 x 8'5 CONSERVATORY * 11'1 x 10'4 KITCHEN *

* GAS HEATING * DOUBLE GLAZING * SOUTH FACING REAR GARDEN *

* OFF ROAD PARKING * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 14'10 (4.52m) x 11'11 (3.63m)

(into bay recess) Radiator, replacement double glazed bay window to front.

BEDROOM TWO: 10'11 (3.33m) x 9'5 (2.87m)

Radiator, replacement double glazed window to rear.

BEDROOM THREE: 9'5 (2.87m) x 7'4 (2.24m)

Radiator, replacement double glazed window to rear.

BATHROOM: 8'3 (2.51m) x 6'10 (2.08m)

Modern fitted suite comprising low level WC, vanity hand wash basin with mixer taps and cupboards under. Panelled bath with shower attachment and shower screen. Heated towel rail, fully tiled walls, replacement double glazed window to front.

FIRST FLOOR LANDING:

Storage cupboard, doors to all rooms. Replacement double glazed window to side. Stairs to ground floor.

ENTRANCE PORCH:

Entrance door with double glazed aspects to front and side. Entrance door to entrance hall.

ENTRANCE HALL:

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

LOUNGE: 14'11 (4.55m) x 11'8 (3.56m)

Log burner, replacement double glazed bay window to front.

GROUND FLOOR CLOAKROOM:

Low level WC, vanity hand wash basin with mixer taps.

DINING AREA: 11'0 (3.35m) x 10'10 (3.30m)

Vertical radiator, french door to conservatory. Access to kitchen.

KITCHEN: 11'1 (3.38m) x 10'4 (3.15m)

Modern fitted kitchen comprising white laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Fitted extractor hood, part tiled walls. Replacement double glazed window and door to rear.

CONSERVATORY: 12'10 (3.91m) x 8'5 (2.57m)

Panelled roof with double glazed aspects to side and rear. French doors to garden.

OUTSIDE:

To the front of the property is a concrete driveway providing off road parking. Further access to shed leading through to rear garden. The front is retained by low level brick wall and low level fencing. The rear garden benefits from a southerly facing aspect, paved and hard standing affording low maintenance. Additional storage shed to rear and bar area both with power and light connected. The rear garden is partially retained by wooden panel fencing and brick wall.

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





