

WASH LANE,
CLACTON-ON-SEA, ESSEX, CO15 1UP
£425,000 (Asking Price)



DESCRIPTION:

A FOREVER HOME IN THE ROYALS WITH NO ONWARD CHAIN
A well presented detached house situated in this non estate location on an above average plot within the highly sought after 'Royals' location on the western outskirts of Clacton's town centre. The property is offered for sale with no onward chain and is conveniently located within walking distance of Martello Bay seafront, Clacton's town centre and approximately one mile from mainline railway station.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade West for a short distance. Upon reaching the Toby carvery on the left turn immediately right into Wash Lane. Proceed a short distance along Wash Lane and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS * FIRST FLOOR BATHROOM *
- * GAS HEATING VIA RADIATORS * MOST REPLACEMENT DOUBLE GLAZED WINDOWS *
- * 14' x 13' LOUNGE * 14' x 13' DINING ROOM *
- * RECEPTION HALLWAY * 15'4 KITCHEN/BREAKFAST ROOM *
- * APPROX 75' ESTABLISHED REAR GARDEN *
- * 33' DOUBLE LENGTH ATTACHED GARAGE *
- * OFF ROAD PARKING * NO ONWARD CHAIN * SHORT WALK TO SEAFRONT *

FIRST FLOOR: BEDROOM ONE: 14'4 (4.37m) x 13'0 (3.96m)

Radiator, picture rail, built in wardrobe, bay window to front.

BEDROOM TWO: 14'2 (4.32m) x 13'1 (3.99m)

Radiator, built in wardrobe, ceiling rose, glazed door to enclosed balcony.

ENCLOSED BALCONY: 11'10 (3.61m) x 4'3 (1.30m)

Rooftop and garden views.

BEDROOM THREE: 9'10 (3.00m) x 6'10 (2.08m)

Radiator, window to front.

BEDROOM FOUR: 10'0 (3.05m) x 7'0 (2.13m)

Radiator, window to rear.

BATHROOM:

Coloured suite comprising panelled bath, pedestal wash basin, low level WC, part tiled walls, radiator, window to side.

FIRST FLOOR LANDING:

Access to loft, airing cupboard, radiator, impressive full height stained glass window to side. Stair flight to ground floor.

ENTRANCE LOBBY:

Double glazed entrance door to entrance lobby. Further glazed glazed door to reception hallway.

RECEPTION HALLWAY: 10'0 (3.05m) x 9'9 (2.97m)

Understairs storage cupboard, radiator, ornamental stained glass windows to front.

LOUNGE: 14'0 (4.27m) x 13'0 (3.96m)

Ornamental stained glass window to side. Further windows to rear and glazed door to enclosed veranda.

ENCLOSED VERANDA:

Views over the garden and personal door to garage.

DINING ROOM: 14'0 (4.27m) x 13'0 (3.96m)

Radiator, ornamental wooden fire surround with bay window to front.

KITCHEN/BREAKFAST ROOM: 15'4 (4.67m) x 10'0 (3.05m)

Fitted with a range of laminated fronted units comprising laminated work surfaces with double drainer sink unit. Cupboards under eye level cupboards, windows to side and rear. Glazed door to outside.

OUTSIDE:

Lawned front garden with mature hedgerow flower and shrub borders. Driveway providing off road parking leading to attached garage. Pedestrian side access to the right hand side leading to established rear garden.

ATTACHED GARAGE: 33'2 (10.11m) x 8'9 (2.67m)

Double length, power and light connected. Up and over door, window to rear.

REAR GARDEN:

Lawned rear garden with flower and shrub borders, mature trees, hedgerow. Summer house to remain. Patio area, outside low level WC, housing gas boiler. Two coal bunkers to remain. The garden is enclosed by mature hedgerow and trees.

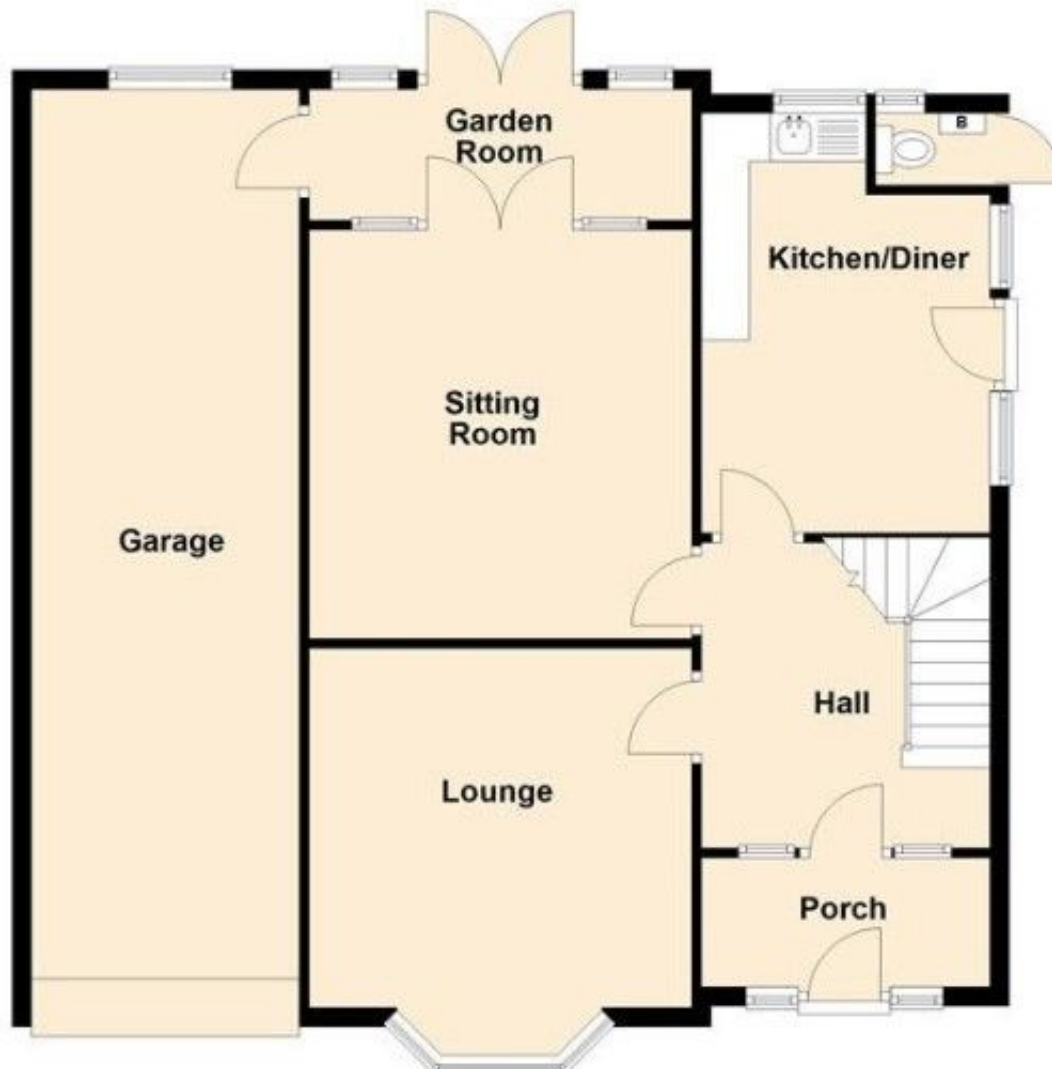
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Ground Floor

Approx. 94.4 sq. metres (1015.9 sq. feet)



First Floor

Approx. 61.6 sq. metres (662.8 sq. feet)

