



**BLAKE &
THICKBROOM**

**WEYMOUTH CLOSE,
CLACTON-ON-SEA, ESSEX, CO15 1BS
£200,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this well presented two bedroom end of terraced house situated on the highly regarded Martello Bay development. An internal inspection is highly recommended to fully appreciate the accommodation on offer. Call our offices to arrange a viewing today.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Carnarvon Road. Upon reaching the seafront turn right onto Marine Parade East. Proceed along Marine Parade East leading into Marine Parade West. Across the traffic lights, across the mini roundabout. Pass the Toby Carvery on the left hand side and continue as the road leads into West Road. Turn left into Hastings Avenue. Straight across the roundabout, left into Weymouth Close. Proceed to the end and the property can be found ahead of you.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

* TWO BEDROOMS * BATHROOM *

* 13'10 x 12'10 LOUNGE narrowing to 9'6 *

* 12'10 x 8'3 KITCHEN/DINER * GAS HEATING *

* DOUBLE GLAZING * OFF ROAD PARKING *

* VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 12'10 (3.91m) x 12'5 (3.78m)

Radiator, fitted wardrobe, replacement double glazed window to front.

BEDROOM TWO: 9'7 (2.92m) x 6'1 (1.85m)

Radiator, replacement double glazed window to rear.

BATHROOM: 6'4 (1.93m) x 5'7 (1.70m)

Low level WC, vanity hand wash basin with mixer taps and cupboards under. Panelled bath with electric shower and shower curtain. Heated towel rail, fully tiled walls. Replacement double glazed window to rear.

FIRST FLOOR LANDING:

Access to loft, boiler cupboard, doors to all rooms. Stairs to ground floor entrance hall.

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Radiator, stairs to first floor, doors to:

LOUNGE: 13'10 (4.22m) x 12'10 (3.91m)

(narrowing to 9'6) Radiator, replacement double glazed bay window to front. Access to kitchen/diner.

KITCHEN DINER: 12'10 (3.91m) x 8'3 (2.51m)

Modern fitted kitchen comprising wood effect laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer taps. Cupboards, drawers and storage space under. Range of eye level cupboards, fitted low level oven, gas hob with extractor hood above. Part tiled walls, radiator, replacement double glazed window and door to rear garden.

OUTSIDE:

To the front of the property is block paved area providing off road parking with lawned area adjacent to the house. Further side access leading to rear garden. The rear garden has a paved patio adjacent to the property remainder is laid to lawn. Storage shed to remain, raised sleepers with shingled beds. The garden is partially retained by wooden panel fencing and brick wall. Outside tap and security lighting.

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

Any additional property charges: None

Non standard property features to note: No



