



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering for sale this refurbished two bedroom end terraced house benefitting from a kitchen/diner and a south westerly facing rear garden. The property is situated on the highly regarded Cann Hall development and situated with easy reach of local schools and a short drive from major shopping facilities. Call our offices to arrange a viewing now.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the first exit on the left into St Johns Road. First right into Constable Avenue. Proceed along Constable Avenue for approximately half a mile and turn right into Merstham Drive. Proceed to the end and the property can be found on the left hand side.

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

\* SOLE AGENTS \* VIDEO TOUR AVAILABLE \*

\* REFURBISHED \* TWO BEDROOMS \* 7'2 x 4'6 BATHROOM \*

\* 15'10 x 12'7 LOUNGE \* 12'7 x 7'4 KITCHEN \*

\* 12'10 x 9'8 CONSERVATORY \* GAS HEATING \*

\* DOUBLE GLAZING \* SOUTH-WESTERLY FACING REAR GARDEN \*

\* OFF ROAD PARKING \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 12'7 (3.84m) x 8'2 (2.49m)

Radiator, replacement double glazed window to front.

**BEDROOM TWO:** 12'7 (3.84m) x 7'5 (2.26m)

Radiator, fitted wardrobe, replacement double glazed window to rear. (the current owner is to finish skirting boards and re-decoration additional photo to be added)

**BATHROOM:** 7'2 (2.18m) x 4'6 (1.37m)

Modern fitted suite comprising low level WC, vanity hand wash basin with mixer tap and cupboards under. Panelled bath with shower attachment and shower screen. Extractor fan, part tiled walls, tiled flooring.

**FIRST FLOOR LANDING:**

Access to loft, doors to all rooms. Stairs to ground floor lounge.

**ENTRANCE PORCH:**

Replacement double glazed entrance door to entrance porch, further door to lounge.

**ENTRANCE HALL:**

Door to lounge.

**LOUNGE:** 15'10 (4.83m) x 12'7 (3.84m)

Radiator, spiral stair case to first floor, access to kitchen. Replacement double glazed window to front.

**KITCHEN:** 12'7 (3.84m) x 7'4 (2.24m)

Modern fitted kitchen comprising wooden worktops with inset single drainer sink unit. Cupboards, drawers and storage space under. Range of matching eye level cupboards. Fitted double oven, electric hob with extractor hood above, integrated dish washer, fridge and freezer. Access to conservatory.

**CONSERVATORY:** 12'10 (3.91m) x 9'8 (2.95m)

Brick base construction with panelled roof. Radiator, double glazed aspects to side and rear. French doors to garden.

**OUTSIDE:**

To the front of the property is concrete driveway providing off road parking the remainder has been landscaped and laid to lawn. Porcelain paving slabs leading to entrance door. Side gate access to rear garden. The rear garden enjoys a south-westerly facing aspect, decking adjacent to the property with further shingled areas to the rear affording access for seating area. The remainder is laid to lawn with flower and shrub borders. Wooden storage shed to remain.

**AGENTS NOTES:**

Material information for this property

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

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](http://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: None



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GROUND FLOOR

1ST FLOOR



MERSTHAM DRIVE, CLACTON-ON-SEA, ESSEX, CO16 8FW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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