



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this established three bedrooms semi detached house occupying a non estate position towards the outskirts of Clacton's town centre. The property is affording secure off road parking to the rear and a southerly facing rear garden and is conveniently located within walking distance of local shopping facilities and bus stops. The property is being offered for sale with no onward chain and an early viewing is advised.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi supermarket on the right hand side. At the roundabout take the first exit into St Osyth Road. Proceed straight across the mini roundabout and continue along St Osyth Road. Past Tesco express store on the left and turn left into Coopers Lane. First right into Jameson Road and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 12' x 12' LOUNGE *
- * 11'10 x 10' DINING ROOM * 11'10 KITCHEN *
- * FOUR PIECE FAMILY BATHROOM * GAS HEATING *
- * DOUBLE GLAZING * 83' SOUTHERLY FACING REAR GARDEN WITH SECURE OFF ROAD PARKING & GARAGE/WORKSHOP *
- * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE PORCH:

UPVC double glazed entrance door to entrance porch. Further partially glazed door to entrance hall.

ENTRANCE HALL:

Radiator, stair flight to first floor. Doors to lounge and kitchen.

LOUNGE: 12'0 (3.66m) x 12'0 (3.66m)

(plus bay recess) Radiator, double glazed bay window to front, open plan access to dining room.

DINING ROOM: 11'10 (3.61m) x 10'0 (3.05m)

Radiator, serving hatch to kitchen. Double glazed window to rear.

KITCHEN: 11'10 (3.61m) x 7'7 (2.31m)

Fitted with a range of vinyl fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with cupboards and drawers under. Range of eye level cupboards, tiled flooring, part tiled walls. Built in pantry cupboard. Double glazed windows to side and rear, double glazed door to rear garden.

FIRST FLOOR GALLERIED LANDING:

Access to loft, double glazed window to side, doors to bedroom and bathroom.

BEDROOM ONE: 12'0 (3.66m) x 11'2 (3.40m)

Radiator, double glazed window to front.

BEDROOM TWO: 12'0 (3.66m) x 10'0 (3.05m)

Radiator, built in storage cupboard housing wall mounted gas combi boiler. Double glazed window to rear.

BEDROOM THREE: 8'4 (2.54m) x 6'5 (1.96m)

Radiator, double glazed window to front.

BATHROOM:

Four piece suite comprising panelled bath, pedestal wash basin, low level WC, shower cubicle, radiator, fully tiled walls. Double glazed windows to rear.

OUTSIDE:

Block paved frontage retained by hedging with pedestrian access down the side to the rear garden. The rear garden enjoys a southerly aspect, formal lawned garden area extending approx 50' with flower and shrub borders and access to storage shed, outbuilding/garage/workshop. Further pedestrian access to approx 33' of secure parking accessed from Marlborough Close. The garage/workshop is approx 20' x 9'2 power and light connected and up and over door. Parking area is retained by timber panel fencing and double gates.

AGENTS NOTES:

Material information for this property

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

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: None

In accordance with section 21 of the Estate Agency Act of 1979 with declare that there is a personal interest in the sale of this property. The seller of this property is related to a member of staff within Blake & Thickbroom.







