



THOROUGHGOOD ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6DS
£350,000 (Offers in excess of)

DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this four bedroom detached family home, dating back to 1904, situated in the highly sought after East Clacton area. The property is conveniently located within easy reach of Clacton's town centre, schools, seafront and mainline railway station leading to London Liverpool Street. An internal viewing is recommended to fully appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre turning left onto Carnarvon Road. Take the first right into Skelmersdale Road passing the railway station on left. Proceed for a short distance before turning left into Thoroughgood Road, proceed a short distance and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * 14'9 x 12'10 LOUNGE *

* 11'11 x 11'4 DINING ROOM *

* 18'5 x 11'3 KITCHEN DINER *

* 14'9 x 7'5 CONSERVATORY *

* FIRST FLOOR BATHROOM *

* GAS HEATING * DOUBLE GLAZING *

* SOUTH WESTERLY FACING REAR GARDEN *

* OFF ROAD PARKING *

* VIEWING RECOMMENDED *

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

FIRST FLOOR: BEDROOM ONE: 12'1 (3.68m) x 11'2 (3.40m)

Radiator. Replacement double glazed window to front.

BEDROOM TWO: 12'0 (3.66m) x 11'4 (3.45m)

Radiator. Replacement double glazed window to rear.

BEDROOM THREE: 11'4 (3.45m) x 9'5 (2.87m)

Radiator. Replacement double glazed windows to side and rear.

BEDROOM FOUR: 8'7 (2.62m) x 5'7 (1.70m)

Radiator. Replacement double glazed window to side.

BATHROOM: 11'9 (3.58m) x 5'8 (1.73m)

Four piece bathroom suite comprising of panelled bath with shower attachment, shower tray, pedestal hand wash basin, low level WC. Radiator. Part tiled walls. Replacement double glazed window to front.

FIRST FLOOR LANDING:

Radiator. Two loft accesses. Airing cupboard. Doors to all rooms. Stairs to ground floor.

ENTRANCE HALL:

Wooden entrance door to entrance hall. Radiator. Stairs to first floor, understairs storage. Doors to all rooms.

LOUNGE: 14'9 (4.50m) x 12'10 (3.91m)

Radiator. Fireplace. Replacement double glazed bay window to front. Access to:

DINING ROOM: 11'11 (3.63m) x 11'4 (3.45m)

Radiator. Fireplace. Replacement double glazed windows to side and rear.

KITCHEN DINER: 18'5 (5.61m) x 11'3 (3.43m)

Kitchen comprising of white laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, fitted oven, gas hob with extractor hood above, wall mounted boiler. Radiator. Replacement double glazed windows to side and rear. Part tiled walls. Access to:

CONSERVATORY: 14'9 (4.50m) x 7'5 (2.26m)

Panelled roof, double glazed aspects to sides and rear, sliding door to garden.

OUTSIDE:

Block paved driveway to the front of the property affording access for off road parking whilst being retained by low level brick wall. Side access to rear garden. The rear garden benefits from a South Westerly facing aspect with paving adjacent to the house, the rest of the garden being mostly laid to lawn with shingled area to the rear, flower and shrub borders. Two wooden storage sheds to remain. The rear garden is partially retained by wooden panelled fencing and brick wall. Small storage recess.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating E.

Services Connected.

Electricity - Yes.

Gas - Yes.

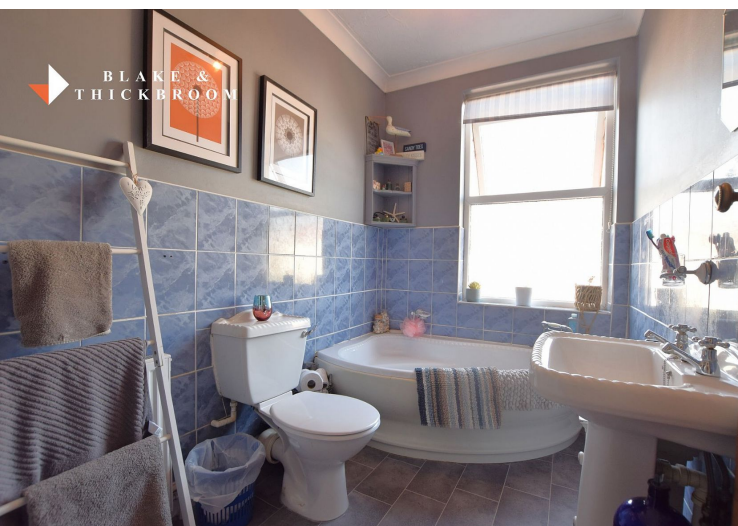
Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property. Any additional property charges - No.

Non standard properties features to note - None.





GROUND FLOOR

1ST FLOOR



THOROUGHGOOD ROAD, CLACTON-ON-SEA, ESSEX, CO15 6DS

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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