



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this spacious detached family home situated within close proximity to local shopping facilities, town centre and schools. An internal inspection is warranted to fully appreciate the size of accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi super market on the right hand side. At the mini roundabout turn left into St Osyth Road. Proceed along St Osyth Road straight across the mini roundabout and take the third turning on the right into Victory Road. At the far end turn right into Agincourt Road. Drive straight into Agincourt Mews and the property can be found ahead of you.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * 18'3 x 10'10 KITCHEN/DINER *

* 18'9 x 11'8 LOUNGE * GROUND FLOOR WC *

* FIRST FLOOR FAMILY BATHROOM * GAS HEATING *

* DOUBLE GLAZING * ENCLOSED CAR PORT *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Composite entrance door to entrance hall. Radiator, stair flight to first floor with cupboards under, laminated flooring. Doors to lounge, kitchen/diner and ground floor WC.

GROUND FLOOR CLOAKROOM:

Fitted with a white coloured suite comprising low level WC, pedestal wash basin, part tiled walls, radiator, tiled flooring. Double glazed window to side.

KITCHEN DINER: 18'3 (5.56m) x 10'10 (3.30m)

Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer tap over. Cupboards under, range of matching eye level cupboards. Wall mounted gas boiler, integrated electric hob with oven under, tiled flooring, radiator. Double glazed window to front, further double glazed door to side.

LOUNGE: 18'9 (5.72m) x 11'8 (3.56m)

Radiator, laminated flooring, double glazed window and double glazed double doors to rear garden.

FIRST FLOOR LANDING: 7'3 (2.21m) x 7'1 (2.16m)

Built in airing cupboard, access to loft, doors to all rooms.

BEDROOM ONE: 11'8 (3.56m) x 9'6 (2.90m)

Built in wardrobes, radiator. Double glazed window to rear.

BEDROOM TWO: 11'8 (3.56m) x 9'10 (3.00m)

Built in wardrobe, radiator. Double glazed window to rear.

BEDROOM THREE: 10'4 (3.15m) x 9'6 (2.90m)

Radiator, double glazed window to front.

BEDROOM FOUR: 10'6 (3.20m) x 8'9 (2.67m)

Radiator, double glazed window to front.

FAMILY BATHROOM:

White coloured suite comprising panelled bath with mixer tap and shower attachment, over sized vanity wash basin with cupboards under. Low level WC, fully tiled walls, radiator. Double glazed window to side.

OUTSIDE:

Small shingled frontage with block paved pathways and parking to the side of the property leading to enclosed car port and further pedestrian access to rear garden. Enclosed car port with up and over door, service door to rear garden. The rear garden is lawned with flower and shrub beds and access to further garden snug with plastic panelled roofing.

AGENTS NOTES:

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Yes

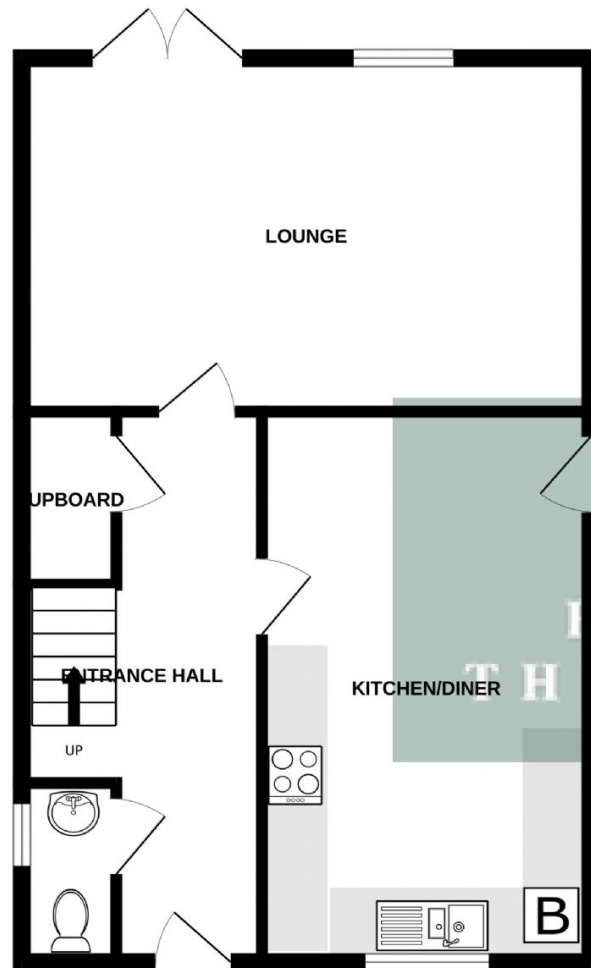
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

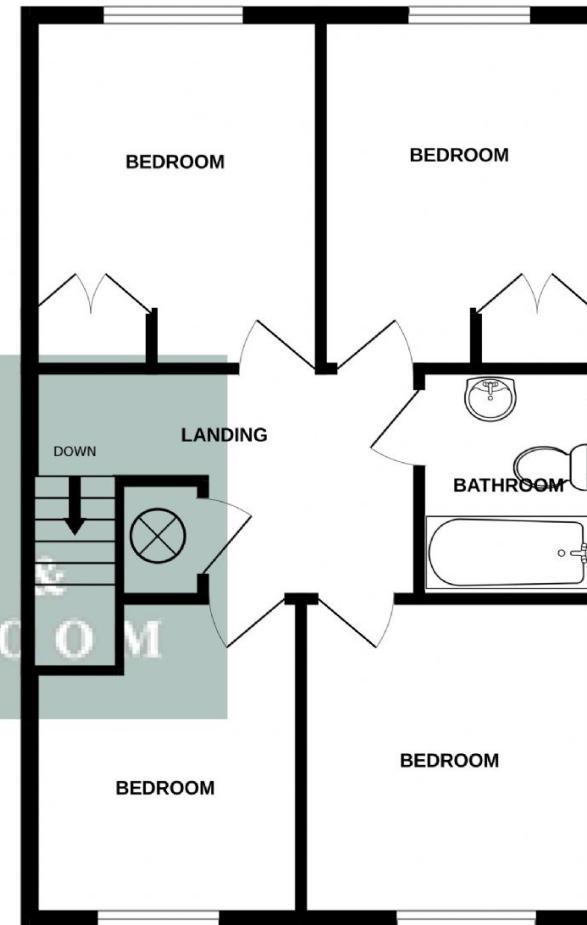
Non standard property features to note: None



GROUND FLOOR



1ST FLOOR



AGINCOURT MEWS, CLACTON-ON-SEA, ESSEX, CO15 3ED

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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