



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this chain free semi detached family home situated within a mile of Clacton's town centre, local schools and local convenience stores. The property has been owned by the same family since the property was built in 1962 but the time has come for new occupants to make their mark on this sizeable property.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi supermarket on the right hand side. Upon reaching the mini roundabout proceed straight across into Old Road. After approx a quarter of a mile, turn left at the next mini roundabout into Coppins Road, immediately right into Magdalen Road, first right into St Marys Road At the end of St Marys Road, turn left into St Ann's Road. Follow the road to the left, turn right into St Marks Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 23'2 x 12'8 (max) LOUNGE DINER *

* 9'10 x 9'8 KITCHEN *

* FIRST FLOOR SHOWER ROOM * GROUND FLOOR CLOAKROOM *

* GAS HEATING * UPVC DOUBLE GLAZING *

* AMPLE OFF ROAD PARKING & DETACHED GARAGE *

* APPROX 55' SOUTHERLY FACING REAR GARDEN *

* NO ONWARD CHAIN * VIEWING RECOMMENDED *

* SOLE AGENTS *

ENTRANCE LOBBY:

Partially glazed composite style entrance door to entrance lobby. Wall mounted electric panelled heater. Door to entrance hall.

ENTRANCE HALL:

Radiator. Stairflight to first floor with cupboards under. Wall mounted gas boiler. Door to lounge diner and further arch to kitchen.

GROUND FLOOR CLOAKROOM:

White coloured suite comprising of low level WC, vanity wash basin with wall mounted water heater over. Radiator. Fully tiled walls. Double glazed window to side.

KITCHEN: 9'10 (3.00m) x 9'8 (2.95m)

(max). Fitted with a range of wooden fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over, cupboards, drawers under, range of matching eye level cupboards, integrated electric hob with oven under, serving hatch to dining area. Double glazed window and door to rear garden.

LOUNGE DINER: 23'2 (7.06m) x 12'8 (3.86m)

(narrowing to 9'). Radiators. Double glazed windows to front and double glazed patio doors leading to rear garden.

FIRST FLOOR LANDING:

Radiator. Access to loft. Double glazed window to side. Doors to bedrooms and shower room.

BEDROOM ONE: 13'0 (3.96m) x 9'10 (3.00m)

(to fitted sliding fronted wardrobes). Radiator. Double glazed window to front.

BEDROOM TWO: 11'9 (3.58m) x 10'0 (3.05m)

(max). Radiator. Built in airing cupboard. Double glazed window to rear.

BEDROOM THREE: 9'8 (2.95m) x 7'0 (2.13m)

(max). Radiator. Fitted storage cupboard. Double glazed window to front.

SHOWER ROOM:

White suite comprising of shower unit, wall mounted wash basin, low level WC. Radiator. Fully tiled walls. Double glazed window to rear.

OUTSIDE:

Lawned frontage partially retained by hedging, concrete driveway extending down the side of the property affording off road parking for at least three cars giving access to detached garage (with roller shutter door, power and light connected and double glazed window to side) and pedestrian access to rear garden.

REAR GARDEN:

The rear garden is approximately 55' in length enjoying a Southerly aspect and is predominately lawned with a raised paved patio area adjacent to the rear of the property. The garden is retained by timber panelled fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating TBC.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Disconnected. 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



ST MARKS ROAD, CLACTON-ON-SEA, ESSEX, CO15 3NH

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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