



CROSS ROAD,
CLACTON-ON-SEA, ESSEX, CO16 8GD
£250,000 (Asking Price)

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this modern semi detached house situated on the popular Blenheim Gate development. The property is hosting a fitted kitchen, en suite shower room to master bedroom aswell as a ground floor WC. An internal viewing is recommended to fully appreciate this well presented property

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Pier Avenue passing Aldi supermarket on the right hand side. At the roundabout take the first exit into St Osyth Road. Proceed along St Osyth Road straight across the first mini roundabout and continue past the tesco express store on the left hand side. At the traffic lights proceed straight across into Cloes Lane. Straight across two mini roundabouts staying on Cloes Lane. At the third roundabout turn left into St Johns Road passing The Brace of Pistols on the left hand side before turning right into Little Clacton Road. Proceed straight across mini roundabout and at the next roundabout turn left into Legerton Drive. Take the first left into Grier Way, right and immediately left into Nicholls Way. Left again into Cross Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * EN SUITE SHOWER ROOM *

* 15' x 10' LOUNGE * 13'7 x 8'5 KITCHEN/DINER WITH PATIO DOORS LEADING TO GARDEN *

* GROUND FLOOR WC * FIRST FLOOR FAMILY BATHROOM *

* GAS HEATING * DOUBLE GLAZING *

* OFF ROAD PARKING * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Composite entrance door to entrance hall. Tiled flooring, doors to lounge and ground floor WC.

GROUND FLOOR WC:

White coloured suite comprising wash basin, low level WC, radiator, tiled flooring.

LOUNGE: 15'0 (4.57m) x 10'0 (3.05m)

Radiator, turning stair flight to first floor, double glazed window to front. Open plan access to kitchen/diner.

KITCHEN DINER: 13'7 (4.14m) x 8'5 (2.57m)

Fitted with a range of laminated fronted units comprising laminated work surfaces with matching breakfast bar with inset one and a half bowl sink unit. Cupboards and drawers under, a range of matching eye level cupboards with work surface lighting under. Integrated electric hob with oven under, extractor canopy above. Tiled flooring, radiator. Double glazed window and double doors leading to rear garden.

FIRST FLOOR LANDING:

Access to loft, doors to bedrooms and bathroom.

BEDROOM ONE: 10'0 (3.05m) x 8'10 (2.69m)

(to mirror fronted wardrobes) Radiator, double glazed window to rear. door to en suite shower room.

EN SUITE SHOWER ROOM:

White suite comprising semi pedestal wash basin, low level WC, recessed shower cubicle. Radiator, tiled flooring.

BEDROOM TWO: 11'0 (3.35m) x 7'10 (2.39m)

(plus recess) Radiator, built in storage cupboard, double glazed window to front.

FAMILY BATHROOM:

White coloured suite comprising panelled bath with mixer tap and shower attachment. semi pedestal wash basin, low level WC, radiator, tiled flooring.

OUTSIDE:

Small block paved frontage with driveway extending down the side of the property with canopy/carport over. Pedestrian access to rear garden. The rear garden has a substantial porcelain tiled patio area adjacent to the rear of the house leading to lawned areas and access to timber shed. The garden is retained by timber panel fencing.

AGENTS NOTES:

Material information for this property

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

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





