



**FINER CLOSE,
CLACTON-ON-SEA, ESSEX, CO16 8UD
£325,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this extended family home situated on the Northern outskirts of Clacton's town centre. The property is affording versatile accommodation over two floors with the potential for a ground floor self contained annexe. An internal viewing is recommended to fully appreciate the size and quality of this detached family home.

DIRECTIONS:

PROCEED FROM: Clacton's Town Centre along A133 London Road. Upon reaching the main London Road roundabout (fire station on left) take the first exit into St Johns Road. Proceed along St Johns Road and at the mini roundabout turn left into Peter Bruff Avenue, second left into Finer Close and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE FIRST FLOOR BEDROOMS *
- * 14'9 x 11'7 SITTING ROOM *
- * 18' x 10'4 KITCHEN DINER *
- * 16'3 x 9'5 LOUNGE * 7'10 x 7'10 UTILITY ROOM *
- * 10'10 GROUND FLOOR BEDROOM * GROUND FLOOR SHOWER ROOM *
- * FOUR PIECE FIRST FLOOR BATHROOM *
- * GAS HEATING * DUAL ASPECT MULTI FUEL BURNER *
- * UPVC DOUBLE GLAZING *
- * OFF ROAD PARKING FOR THREE VEHICLES *
- * LANDSCAPED REAR GARDEN *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Composite style entrance door to entrance hall. Double glazed window to side. Wooden flooring. Radiator. Stairflight to first floor with storage cupboard under. Access to sitting room and kitchen diner.

SITTING ROOM: 14'9 (4.50m) x 11'7 (3.53m)

Radiator. Recessed multi fuel burner serving the sitting room and kitchen diner. Double glazed window to front.

KITCHEN DINER: 18'0 (5.49m) x 10'4 (3.15m)

Fitted with a range of laminated fronted units topped with granite work surfaces and bolt under sink with mixer tap over, range of matching eye level cupboards. Continuation of wooden flooring. Hatch and opening to lounge and door to utility room.

LOUNGE: 16'3 (4.95m) x 9'5 (2.87m)

Continuation of wooden flooring. Radiator. Vaulted ceiling. Sliding patio doors leading to rear garden.

UTILITY ROOM: 7'10 (2.39m) x 7'10 (2.39m)

Fitted with laminated rolled edge work surfaces with plumbing for washing machine under. Radiator. Double glazed door to outside, doors to ground floor shower and ground floor bedroom.

GROUND FLOOR BEDROOM: 10'10 (3.30m) x 7'7 (2.31m)

Laminate flooring. Radiator. Double glazed window to rear.

GROUND FLOOR SHOWER ROOM: 9'0 (2.74m) x 7'10 (2.39m)

Fitted with a white coloured suite comprising of double width shower cubicle, vanity wash basin, low level WC. Radiator. Double glazed window to side. We are of the opinion that the utility room, shower room and bedroom offers potential annexe accommodation, subject to minor modifications.

FIRST FLOOR LANDING:

Built in storage cupboard housing wall mounted gas boiler with additional shelving. Access to loft. Double glazed window to side. Doors to bedrooms and bathroom.

BEDROOM ONE: 11'9 (3.58m) x 9'8 (2.95m)

(plus door recess). Radiator Double glazed window to front.

BEDROOM TWO: 9'1 (2.77m) x 8'6 (2.59m)

(plus door recess). Built in wardrobes. Radiator Double glazed window to rear.

BEDROOM THREE: 8'9 (2.67m) x 8'0 (2.44m)

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

BATHROOM:

Four piece white coloured suite comprising of panelled bath, vanity wash basin with cupboards under, low level WC, shower tray with wall mounted shower unit over. Fully tiled walls. Chromium effect radiator. Double glazed windows to rear and side aspects.

OUTSIDE:

Substantial block paved frontage affording off road parking for three cars with pedestrian access to rear garden. Landscaped rear garden with large paved patio area adjacent to the rear of the property leading to decked area partially retained by timber fascias with timber pergola over, small artificial turfed area. The garden is partially retained by timber fencing with some raised flowers and shrubs borders.

...

...

...

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 - Unknown. 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.





