



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this spacious three bedroom mid terraced house with loft room, benefitting from field views. The property is situated in the much sought after village of Thorpe le Soken and is within easy reach of local shopping facilities, schools 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 along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the bypass road. Proceed straight across the first roundabout and at the second roundabout take the third exit towards the village of Little Clacton. First left at the roundabout and proceed through the centre of Little Clacton for approx one and a half miles before turning right into Harwich Road. Proceed along Harwich Road under the bridge passing Thorpe le Soken railway station on the left. At the junction turn right into Frinton Road, proceed along Frinton Road for a short distance, turn left into Byng Crescent and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE DOUBLE BEDROOMS * * SECOND FLOOR LOFT ROOM *

* 15'2 x 11'5 LOUNGE *

* 22'3 x 9'8 KITCHEN DINER *

* WHITE BATHROOM SUITE * OUTSIDE WC *

* GAS HEATING * DOUBLE GLAZING *

* SOUTH EASTERLY REAR GARDEN & FIELD VIEWS * VILLAGE LOCATION *

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

SECOND FLOOR: LOFT ROOM: 19'8 (5.99m) x 9'6 (2.90m)

Radiator. Walk in wardrobe. Eaves storage. Spiral stairflight to first floor. Two double glazed Velux windows to rear.

BEDROOM ONE: 15'1 (4.60m) x 8'2 (2.49m)

Radiator. Replacement double glazed window to rear.

BEDROOM TWO: 11'4 (3.45m) x 9'8 (2.95m)

Radiator. Fitted wardrobe. Replacement double glazed window to front.

BEDROOM THREE: 14'6 (4.42m) x 8'4 (2.54m)

(max). Radiator. Cupboard housing wall mounted boiler. Fitted wardrobe. Replacement double glazed window to front.

BATHROOM:

White suite comprising of panelled bath with electric shower, pedestal hand wash basin, low level WC. Part tiled walls. Extractor fan. Replacement double glazed window to rear.

FIRST FLOOR LANDING:

Radiator. Spiral stairflight to second floor. Doors to all rooms Stairflight to ground floor.

ENTRANCE HALL:

Double glazed entrance door to entrance hall, double glazed window to front. Radiator. Stairflight to first floor. Doors to all rooms.

LOUNGE: 15'2 (4.62m) x 11'5 (3.48m)

Radiator. Fireplace. Replacement double glazed window to front.

KITCHEN DINER: 22'3 (6.78m) x 9'8 (2.95m)

Fitted with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, fitted double oven, five ring gas hob with extractor hood above. Radiator. Two replacement double glazed windows to rear. French style door to rear garden.

OUTSIDE:

Concrete pathway leading to front door and side access. The rest of the front is mostly laid to lawn with a variety of mature flowers, shrubs and trees. The rear garden benefits from a South Easterly facing aspect with further paved area adjacent to the house. Two service doors, one to an outside WC and one to storage. The majority of the garden is laid to lawn with a variety of flowers, shrubs and trees. Stunning field views to the rear with open access. The rear garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating TBC.

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.



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