



**TUDOR CLOSE,
CLACTON-ON-SEA, ESSEX, CO15 2PR
£275,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this sizeable semi detached family home situated to the western outskirts of Clacton on Sea. The property can be found within walking distance of local shopping facilities, bus stops, doctors and dental surgeries. An early viewing is advised to fully appreciate the size of this property on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West following the seafront road passing the Toby Carvery on the left. Proceed into West Road, passing the golf course on your left. At the roundabout (Three Jays public house ahead to you) turn right and immediately left into Marlowe Road passing the parade of shops on the right. Turn right into Tyndale Close. First left into Tudor Close and the property can be found at the foot of the cul de sac.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 22'1 LOUNGE/DINER *
- * 10'3 x 9'3 KITCHEN * 19'7 CONSERVATORY *
- * GAS HEATING * DOUBLE GLAZING *
- * SUBSTANTIAL OFF ROAD PARKING * CONVENIENT FOR LOCAL SHOPPING FACILITIES *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

UPVC double glazed entrance door to entrance hall. Windows to front and side, radiator, fitted storage cupboard, stair flight to first floor. Door to kitchen and lounge/diner.

LOUNGE DINER: 22'1 (6.73m) x 13'0 (3.96m)

Tiled fire surround and hearth, radiator, double glazed window to front. French style doors to conservatory. Further sliding door to kitchen.

KITCHEN: 10'3 (3.12m) x 9'3 (2.82m)

Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit. Range of matching eye level cupboards concealing wall mounted gas boiler. Radiator, window and door to rear giving access to conservatory.

CONSERVATORY: 19'7 (5.97m) x 7'0 (2.13m)

Brick base construction. UPVC aspects, panelled roof, plumbing for automatic washing machine. Door to garden.

FIRST FLOOR LANDING:

Access to loft with telescopic ladder. Double glazed window to side, built in airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE: 11'3 (3.43m) x 10'8 (3.25m)

Radiator, double glazed window to front.

BEDROOM TWO: 10'8 (3.25m) x 10'2 (3.10m)

Radiator, double glazed window to rear.

BEDROOM THREE: 8'1 (2.46m) x 7'7 (2.31m)

Radiator, double glazed window to front.

BATHROOM:

White coloured suite comprising panelled bath with mixer tap and shower attachment, vanity wash basin, low level WC. Fully tiled walls, radiator, double glazed window to rear.

OUTSIDE:

Substantial block paved frontage affording off road parking for several vehicles extending to the left hand side to further recessed parking area and detached garage and personal access to rear garden. The rear garden has the continuation of block paving forming patio area adjacent to the rear of the property and conservatory leading to formal lawned areas with well stocked flower and shrub borders with path leading down the side of the garage to further garden area currently utilised as a vegetable plot. The garden is retained by timber panel fencing.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: B. EPC: TBC
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





