



**ASHTEAD CLOSE,
CLACTON-ON-SEA, ESSEX, CO16 8YZ
£300,000 (Offers in excess of)**

DESCRIPTION:

NO ONWARD CHAIN ON THIS FAMILY HOME !
Blake & Thickbroom are pleased to be offering for sale this well presented detached family home, located on the former "Hartley Gardens " Development and being conveniently situated within walking distance of local Cann Hall primary school and shopping facilities at Bockings Elm including a pharmacy, Post Office and bus route to town centre. An internal viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road. At the large roundabout (fire station on left hand side) take the first exit into St Johns Road. Take the first right into Constable Avenue, proceed along Constable Avenue for approx one mile passing primary school on left hand side before turning left into Purley Way, first left into Ashtead Close and the property will be found immediately on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS *
- * 24' 4 x 14'9 LOUNGE * 9'10 x 8' KITCHEN
- * WHITE BATHROOM SUITE * GROUND FLOOR CLOAKROOM *
- * GAS HEATING * DOUBLE GLAZING *
- * DETACHED GARAGE & OFF ROAD PARKING *
- * WALKING DISTANCE TO LOCAL SHOPPING FACILITIES *
- * NO ONWARD CHAIN * VIDEO TOUR AVAILABLE *
- * SOLE AGENTS * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 15'9 (4.80m) x 9'9 (2.97m)
Radiator. Fitted wardrobes. Replacement double glazed window to front.

BEDROOM TWO: 10'6 (3.20m) x 8'6 (2.59m)
Radiator. Built in wardrobe. Replacement double glazed window to rear.

BEDROOM THREE: 7'10 (2.39m) x 7'8 (2.34m)
Radiator. Storage cupboard. Replacement double glazed window to front.

BATHROOM:
Comprising of P shaped bath with shower attachment, pedestal wash basin, low level WC. Heated towel rail. Fully tiled walls. Replacement double glazed window to rear.

FIRST FLOOR LANDING:
Access to airing cupboard. Loft access. Doors to all rooms. Replacement double glazed window to side. Stairflight to ground floor.

ENTRANCE HALL:
Double glazed entrance door to entrance hall. Radiator. Doors to all rooms.

GROUND FLOOR CLOAKROOM:
Comprising of low level WC, pedestal hand wash basin. Replacement double glazed window to front.

LOUNGE: 17'3 (5.26m) x 13'8 (4.17m)
Radiator. Serving hatch. Understairs storage. Replacement double glazed window to front, arch to:

DINING AREA: 9'2 (2.79m) x 8'9 (2.67m)
Radiator. Double glazed sliding door to garden.

KITCHEN: 9'10 (3.00m) x 8'0 (2.44m)
Fitted with a range of laminated fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards under, range of matching eye level cupboards, fitted oven, four ring gas hob. Replacement double glazed window to rear, replacement double glazed sliding door to rear garden.

OUTSIDE:
Lawned front garden with driveway affording off road parking and access to garage (17'6 x 8'7) with up and over door. The rear garden has decking area adjacent to 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 D.
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.





