



**THE GREEN,
RUSH GREEN ROAD, ESSEX, CO16 7BH
£325,000 (Asking Price)**

DESCRIPTION:

A SPACIOUS FAMILY HOME WITH NO ONWARD CHAIN
Built in 2014 a well presented modern semi detached family home situated in this non estate location on the outskirts of Clacton's town centre. The property is offered for sale with no onward chain and an internal viewing is highly recommended to appreciate the quality of home on offer and avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, left at the mini roundabout into St Osyth Road. Continue along St Osyth Road for approximately quarter of a mile. Upon reaching the next set of traffic lights turn left into Rush Green Road. Proceed a short distance, straight across the next mini roundabout, take the second left into The Green. The property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS * EN SUITE SHOWER ROOM *
- * FAMILY BATHROOM * GAS HEATING VIA RADIATORS *
- * DOUBLE GLAZED THROUGHOUT * RECEPTION HALLWAY *
- * GROUND FLOOR CLOAKROOM * 8'8 STUDY *
- * 14'2 LOUNGE * 17'6 x 12'7 FITTED KITCHEN/DINER WITH BUILT IN OVEN, HOB & EXTRACTOR HOOD *
- * APPROX 50' REAR GARDEN * OFF ROAD PARKING FOR TWO VEHICLES *
- * NO ONWARD CHAIN * SOLE AGENTS * INTERNAL VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 12'2 (3.71m) x 10'0 (3.05m)

Radiator, window to front. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Corner shower cubicle, hand wash basin, low level WC, fully tiled walls, tiled flooring, radiator, extractor fan. Window to side.

BEDROOM TWO: 12'8 (3.86m) x 8'5 (2.57m)

Radiator, window to rear.

BEDROOM THREE: 9'2 (2.79m) x 8'9 (2.67m)

(plus door recess) Radiator, window to rear.

BEDROOM FOUR: 7'3 (2.21m) x 7'2 (2.18m)

(plus door recess) Built in storage cupboard, radiator, window to front.

FAMILY BATHROOM:

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, fully tiled walls, radiator, extractor fan.

FIRST FLOOR LANDING:

Radiator, access to loft, turning stair flight to ground floor.

RECEPTION HALL:

Composite double glazed entrance door to reception hallway. Storage cupboard, door to ground floor cloakroom.

GROUND FLOOR CLOAKROOM:

Low level WC, pedestal wash basin, radiator, extractor fan.

STUDY: 8'8 (2.64m) x 6'8 (2.03m)

Radiator, window to side.

LOUNGE: 14'2 (4.32m) x 11'0 (3.35m)

(into bay recess) Radiator, bay window to front.

KITCHEN DINER: 17'6 (5.33m) x 12'7 (3.84m)

Well appointed with a range of high gloss finished cream coloured laminated fronted units comprising laminated work surfaces with matching upstands. Inset single drainer sink unit with mixer tap. Cupboards under, eye level cupboards. Inset electric hob unit with single oven below, extractor hood above. Wall mounted gas boiler. Down lighters, radiator. Sliding double glazed patio doors to rear garden.

OUTSIDE:

Block paved driveway to the front of the property providing off road parking for two vehicles. Side gate access leading through to approx 50' lawned rear garden. Paved patio area, outside power points, outside tap and outside lighting. The garden is enclosed by panel fencing.

AGENTS NOTES:

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

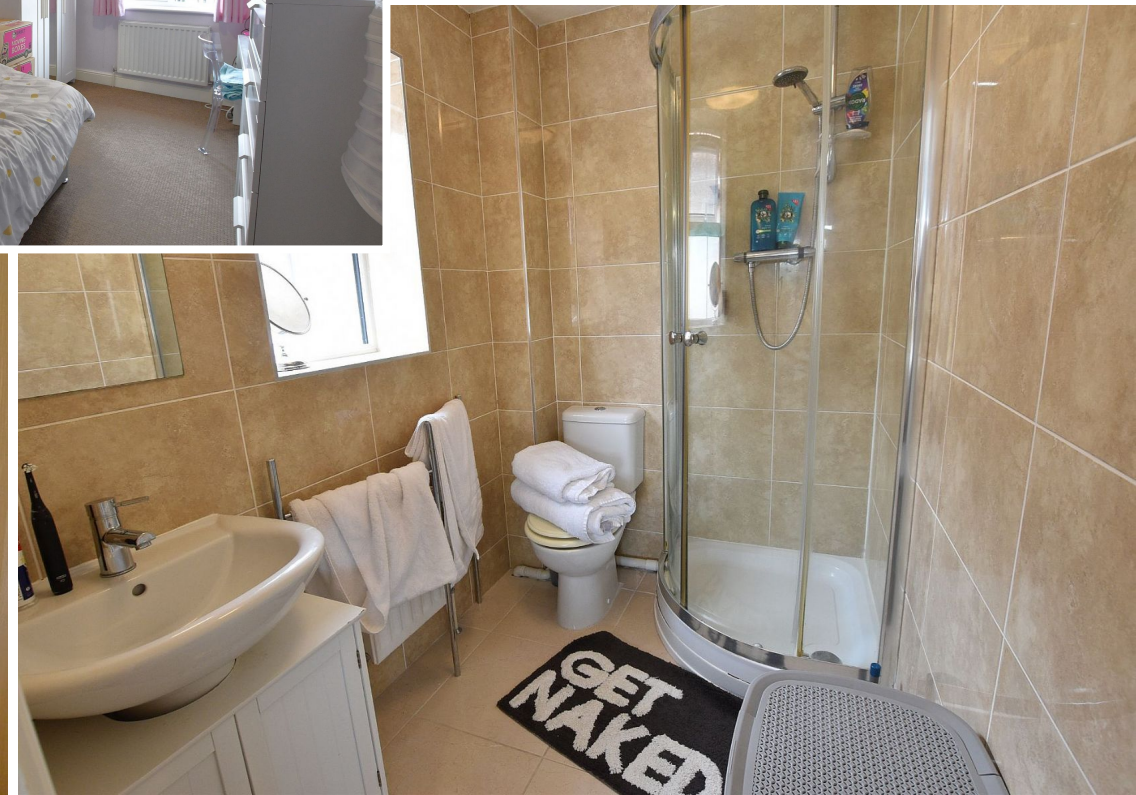
Sewerage type: Mains

Telephone & 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: No

Non standard property features to note: None



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