



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this well presented three bedrooms detached family home situated to the outskirts of Clacton's town centre. The property occupies a generous plot offering ample off road parking with a nice size rear garden and is conveniently located within easy reach of Brook Retail Park and bus routes leading to Clacton's town centre. Call our offices to arrange a viewing today.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout take the first exit on the left into St Johns Road. First left into Hampstead Avenue and the property can be found almost immediately on the left right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

* THREE BEDROOMS * REFITTED FIRST FLOOR BATHROOM *

* GROUND FLOOR WC * 17'4 x 14' LOUNGE *

* 10'4 x 8'8 KITCHEN * 9'11 x 8'2 DINING ROOM *

* GAS HEATING * DOUBLE GLAZING *

* OFF ROAD PARKING * GARAGE * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 12'6 (3.81m) x 10'4 (3.15m)

Radiator, two sets of fitted wardrobes, replacement double glazed window to front.

BEDROOM TWO: 10'4 (3.15m) x 9'2 (2.79m)

Radiator, storage cupboard, replacement double glazed window to rear.

BEDROOM THREE: 9'8 (2.95m) x 6'9 (2.06m)

Radiator, fitted wardrobe, replacement double glazed window to front.

BATHROOM:

Refitted bathroom suite comprising low level WC, vanity hand wash basin with mixer taps and cupboards under, panelled bath with shower attachment and shower screen. Melamine panelling to walls, heated towel rail, replacement double glazed window to rear.

FIRST FLOOR LANDING:

Access to loft, storage cupboard, stairs to ground floor. Doors to all rooms.

ENTRANCE PORCH:

Double glazed entrance door to with matching glazed side panel to entrance porch. Radiator, door to ground floor cloakroom. Further door to lounge.

GROUND FLOOR CLOAKROOM:

Fitted with low level WC, vanity hand wash basin, fully tiled walls, replacement double glazed window to front.

LOUNGE: 17'4 (5.28m) x 14'0 (4.27m)

Two radiators, stairs to first floor, door to dining area. Replacement double glazed windows to front and side.

DINING AREA: 9'11 (3.02m) x 8'2 (2.49m)

Radiator, access to kitchen, french doors to garden.

KITCHEN: 10'4 (3.15m) x 8'8 (2.64m)

White laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Part tiled walls, separate storage cupboard. Wall mounted boiler (approx 3 years old). Replacement double glazed window to rear, service door to garden.

OUTSIDE:

To the front of the property is mostly laid to lawn. Double gated access leading to rear garden. The rear garden has a concreted area from front to rear providing access for off street parking, further access to garage with up and over door. Paved area adjacent to the property affording access for seating remainder laid to lawn. Service door to garage. The garden is partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

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

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: No

Non standard property features to note: No





