



**DUDLEY ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3DN
£225,000 (Offers in excess of)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this spacious four bedroom family home conveniently situated within a mile of Clacton's town centre. In the valuer's opinion, the property would make an ideal first time purchase or an opportunity for someone to increase their rental portfolio. Call our Offices to arrange an appointment to view.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi supermarket on the right hand side. Upon reaching the mini roundabout turn left into St Osyth Road. Proceed straight across the first mini roundabout, continue along St Osyth Road before taking the third turning on the right into Dudley Road, the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS * 25'2 x 11'8 LOUNGE *
- * 19'2 x 9'3 KITCHEN * 17' CONSERVATORY *
- * GROUND FLOOR BATHROOM * FIRST FLOOR WC *
- * GAS HEATING VIA RADIATORS * REPLACEMENT DOUBLE GLAZING *
- * APPROX 100' WESTERLY FACING REAR GARDEN *
- * WALKING DISTANCE TO LOCAL SHOPPING FACILITIES *
- * VIDEO TOUR AVAILABLE * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 15'1 (4.60m) x 13'8 (4.17m)
Radiator. Fireplace. Replacement double glazed window to front.

BEDROOM TWO: 9'10 (3.00m) x 7'3 (2.21m)
Radiator. Fitted wardrobes. Replacement double glazed window to side.

BEDROOM THREE: 9'5 (2.87m) x 8'4 (2.54m)
Radiator. Replacement double glazed window to rear.

BEDROOM FOUR: 9'0 (2.74m) x 7'3 (2.21m)
Radiator. Replacement double glazed window to rear.

FIRST FLOOR WC:
Comprising of low level WC.

FIRST FLOOR LANDING:
Radiator. Loft access. Doors to all rooms. Stairflight to ground floor.

ENTRANCE HALLWAY:
Two radiators. Doors to all rooms. Stairflight to first floor.

LOUNGE: 25'2 (7.67m) x 11'8 (3.56m)
Two radiators. Replacement double glazed windows to front and rear.

KITCHEN: 19'2 (5.84m) x 9'3 (2.82m)
Fitted with a range of sage coloured units comprising of quartz edge work surfaces with single drainer sink unit, cupboards, drawers and storage below, range of matching eye level cupboards, twin ovens with integrated microwave, five ring induction hob. Large pantry storage, cupboard housing boiler. Radiator. Replacement double glazed window to side.

BATHROOM: 8'11 (2.72m) x 8'0 (2.44m)
Comprising of panelled bath, screened shower area, pedestal wash basin, low level WC. Heated towel rail. Radiator. Part tiled walls. Extractor fan. Replacement double glazed window to rear.

CONSERVATORY: 17'8 (5.38m) x 4'10 (1.47m)
Radiator. Double glazed door to rear garden.

REAR GARDEN:
Fully paved area to the front of the property enclosed by low level panelled fencing. Westerly facing rear garden approximately 100' in length, laid to lawn with concrete area adjacent to the rear of the property, further shingled area to the foot of the garden. The garden is retained by shrub borders and timber fencing.

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AGENTS NOTES:
Material information for this property.
Tenure is Freehold.
Council Tax Band B.
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.





