



**WESTRIDGE WAY,  
CLACTON-ON-SEA, ESSEX, CO15 4XG  
£280,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering for sale this well presented three bedroom semi detached house benefitting from a double garage, nestled in this sought after residential area of Great Clacton offering perfect blend of comfort, space and convenience, ideal for families or those looking to upsize. Call our offices to arrange a viewing now.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Station Road, turning left into Carnarvon Road. Continue to the roundabout take the second exit into Wellesley Road, First right into Oxford Road. Proceed to the end of Oxford Road, across the first mini roundabout at the second mini roundabout turn right into Valley Road. At the next roundabout turn left into Burrs Road. Proceed into Burrs Road for approximately quarter of a mile over the first mini roundabout, down the hill and turn right into Westeridge Way. Proceed into Westridge Way and the property can found on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* SOLE AGENTS \* VIDEO TOUR AVAILABLE \*

\* THREE BEDROOMS \* 7'6 x 5'2 FIRST FLOOR BATHROOM \*

\* 11'2 x 7'10 GROUND FLOOR SHOWER ROOM \* 10'7 x 10'5 KITCHEN \*

\* 23'10 x 16'5 narrowing to 13'8 LOUNGE/DINER \* 18' x 17'6 DOUBLE GARAGE \*

\* SOUTH FACING GARDEN \* GAS HEATING \* DOUBLE GLAZING \*

\* OFF ROAD PARKING \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 13'1 (3.99m) x 10'10 (3.30m)

(narrowing to 8'5) Radiator, fitted wardrobes, replacement double glazed window to front.

**BEDROOM TWO:** 10'11 (3.33m) x 9'4 (2.84m)

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

**BEDROOM THREE:** 10'5 (3.18m) x 8'4 (2.54m)

Radiator, fitted wardrobes, replacement double glazed window to side.

**FIRST FLOOR BATHROOM:** 7'6 (2.29m) x 5'2 (1.57m)

Fitted with low level WC, vanity hand wash basin with mixer tap and cupboard under. panelled bath with shower screen and shower attachment, heated towel rail. Part tiled walls, fully tiled walls, replacement double glazed window to front.

**FIRST FLOOR LANDING:**

Airing cupboard, access to loft, doors to all rooms, replacement double glazed window to rear. Stairs to ground floor.

**ENTRANCE PORCH:**

Double glazed entrance door to entrance hall with double glazed aspects to front and side. Door to entrance hall.

**ENTRANCE HALL:**

Radiator, stairs to first floor with under stairs storage cupboard. Doors to all rooms.

**GROUND FLOOR SHOWER ROOM:** 11'2 (3.40m) x 7'10 (2.39m)

(max) Fitted with low level WC, vanity hand wash basin with mixer tap and cupboard under, separate cupboard and eye level cupboard. Electrical sockets affording access for washing machine and tumble dryer, heated towel rail. Shower tray with two shower attachments, extractor fan, fully tiled walls. Replacement double glazed window to rear.

**KITCHEN:** 10'7 (3.23m) x 10'5 (3.18m)

Fitted with laminated rolled edge work surfaces with inset one and a half bowl sink and drainer unit and mixer tap. Cupboards, drawers and storage space under. Range of eye level cupboards, part tiled walls, fitted extractor hood, replacement double glazed window to front.

**LOUNGE DINER:** 23'10 (7.26m) x 16'5 (5.00m)

(narrowing to 13'8) Two radiators, replacement double glazed window to rear, bay window to front. Double glazed sliding doors leading to rear garden.

**OUTSIDE:**

To the front of the property, block paved entrance access, concreted area adjacent to the garage entrance affording access for off road parking and access to the double garage. 18' x 17'6 Up and over doors, power and light connected, small storage area built inside affording potential for office pr workshop space, replacement double glazed windows to side and rear, service door to rear garden. The remainder of the front has flower beds and raised sleeper bed area with flowers and shrubs. The rear garden benefits from a southerly aspect with paved area adjacent to the property and remainder is laid to lawn with raised flower beds and a variety of shrubs. Wooden storage shed, the garden is partially retained by brick wall and panelled fencing.

**AGENTS NOTES:**

Material information for this property

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

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](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property: No

Non standard property features to note: None









