



DUDLEY ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3DW
£190,000 (Asking Price)

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this spacious two bedroom ground floor maisonette situated in a sought after area of Clacton on Sea. The property offers perfect blend of comfort, convenience and modern living and in the valuers opinion this well maintained maisonette would make an ideal home for first time buyers, down sizors or investors looking for a ready to move in property. Call our offices to arrange a viewing now.

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 and continue along St Osyth Road before taking the third turnin on the right into Dudley Road. The property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * SOLE AGENTS * VIDEO TOUR AVAILABLE *
- * TWO BEDROOMS * 9'8 x 5'8 EN SUITE SHOWER ROOM *
- * 6'5 x 6' SHOWER ROOM * 6'3 x 3'2 UTILITY SPACE *
- * 19'9 x 9'7 KITCHEN/DINER * 15'8 x 12'5 LOUNGE *
- * GAS HEATING * DOUBLE GLAZED * OFF ROAD PARKING *
- * SHARED FREEHOLD * VIEWING RECOMMENDED *

ENTRANCE HALL:

Composite entrance door to entrance hall. Two radiators, meter cupboard, storage cupboard. Doors to:

BEDROOM ONE: 13'0 (3.96m) x 12'6 (3.81m)

Radiator, door to en suite. Replacement double glazed window to side.

EN SUITE SHOWER ROOM: 9'8 (2.95m) x 5'8 (1.73m)

Low level WC, vanity hand wash basin with mixer tap and cupboards under, heated towel rail, panelled bath with shower attachment, part tiled walls, shaver point. Extractor fan, tiled flooring, replacement double glazed window to side.

BEDROOM TWO: 8'11 (2.72m) x 7'5 (2.26m)

Radiator, replacement double glazed window to side with shutter blinds.

LOUNGE: 15'8 (4.78m) x 12'5 (3.78m)

Radiator, additional vertical radiator, replacement double glazed window to front with shutter blinds.

KITCHEN DINER: 19'9 (6.02m) x 9'7 (2.92m)

Modern fitted kitchen comprising Corian worktops with inset single drainer sink unit with mixer tap. Cupboards, drawers and storage below, range of eye level cupboards. Fitted oven, microwave, part tiled walls, tiled flooring, access to dining area. Door to utility. BI Fold doors to rear garden.

UTILITY AREA: 6'3 (1.91m) x 3'2 (0.97m)

Plumbing for an automatic washer/dryer, access to shower room.

SHOWER ROOM: 6'5 (1.96m) x 6'0 (1.83m)

Low level WC, vanity hand wash basin with mixer tap. Heated towel rail, shower tray with two shower attachments. Wall mounted gas combi boiler, part tiled walls, tiled flooring, extractor fan, replacement double glazed window to rear.

OUTSIDE:

To the front of the property is a block paved driveway providing off road parking. The front garden is enclosed by brick wall, shingled area and palm tree. Double gates leading through to rear garden. The rear garden benefits from a westerly facing aspect, with a paved area adjacent to the maisonette. Further decked area to the rear, remainder being laid to lawn with a variety of shrubs. Wooden storage shed to remain 10'7 x 8'7. Power and light connected. The rear garden is partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax: A. EPC : D
Services connected
Electricity: Yes
Water: Yes
Gas: 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: Yes
The property has a lease balance of 125 years granted on 1st September 2006, the property is also a share of the freehold with the first floor.







