



**EDWARD CLOSE,  
LITTLE CLACTON, ESSEX, CO16 9PR  
£265,000 (Asking Price)**



**DESCRIPTION:**

Charming 1920's semi detached home in need of modernisation - No Onward Chain.  
Located on the outskirts of the sought after village of Little Clacton, this character full 1920's built semi detached house offers an exciting opportunity for buyers looking to put their own stamp on a property. The accommodation offers generous room sizes, traditional features and scope for improvement throughout making it ideal for renovation enthusiasts seeking a project with great potential. Set within a pleasant semi rural position on a substantial plot, the property is just a short drive from local village shops and Thorpe le Soken mainline railway station providing convenient access to Colchester, London Liverpool Street and surrounding coastal areas. Offered for sale with no onward chain this property presents a rare chance to create a wonderful family home in a desirable location.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre on the A133 London Road. Upon reaching the main London Road roundabout take the second exit on the left hand side onto the new bypass road. Straight across the roundabout at Brook Retail Park. Take the third exit at the next roundabout signposted towards the village of Little Clacton. First left and proceed to the centre of Little Clacton. Through the village for approximately one mile bear right at Plough Corner into Harwich Road. Proceed along Harwich Road for approximately one mile and Edward Close can be found as a turning on the left hand side. Proceed into Edward Close and the property can be found at the end of the cul de sac on the right hand side.

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

- \* THREE BEDROOMS \* FIRST FLOOR BATHROOM \* RECEPTION HALLWAY \*
- \* OIL HEATING VIA RADIATORS \* 25'9 x 11' LOUNGE/DINER \*
- \* 12'1 KITCHEN \* 10'10 x 7'1 ATTACHED BRICK BUILT WORKSHOP \*
- \* DETACHED DOUBLE LENGTH GARAGE \* OFF ROAD PARKING \*
- \* APPROX 95' REAR GARDEN \* CUL DE SAC LOCATION \*
- \* NO ONWARD CHAIN \* MODERNISATION REQUIRED \* KEYS TO VIEW \*

**FIRST FLOOR: BEDROOM ONE:** 13'6 (4.11m) x 11'0 (3.35m)

Radiator, window to rear.

**BEDROOM TWO:** 12'0 (3.66m) x 11'0 (3.35m)

Radiator, airing cupboard, window to rear.

**BEDROOM THREE:** 10'2 (3.10m) x 7'0 (2.13m)

Radiator, window to front.

**BATHROOM:**

Panelled bath, pedestal wash basin, low level WC, part tiled walls, radiator. Window to side.

**FIRST FLOOR LANDING:**

Access to loft, radiator, window to front. Stair flight to ground floor.

**ENTRANCE HALL:**

Part glazed entrance door to entrance hall. Radiator, understairs storage cupboard, door to lounge/diner.

**LOUNGE DINER:** 25'9 (7.85m) x 11'0 (3.35m)

Ornamental fireplace with fire surround, dado rail, two radiators, windows to rear.

**KITCHEN:** 12'1 (3.68m) x 6'10 (2.08m)

Fitted with a range of laminated fronted units comprising laminated rolled edge worksurfaces with inset single drainer sink unit with mixer tap. Cupboards under, eye level cupboards. Window to front. Door to enclosed passageway.

**ENCLOSED PASSAGEWAY:**

Outside low level WC, and workshop. Further part glazed door to rear garden.

**WORKSHOP:** 10'10 (3.30m) x 7'1 (2.16m)

Brick built workshop housing oil boiler.

**OUTSIDE:**

Approx 95' lawned established rear garden with mature shrubs, trees and paved patio area. The garden is enclosed by hedgerow and fencing. Driveway to the left hand side of the property providing off road parking leading to detached double length garage. To the front of the property lawned front garden enclosed by panel fencing.

**AGENTS NOTES:**

Material information for this property.

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

Services connected

Electricity: Yes

Gas: No

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: No

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

To the base of the rear garden on the left hand side in the corner there is additional piece of land which is owned by the Tendring District Council. Although there is currently access from the rear garden to the additional land, this land will not be sold with the property. We understand that the council will be willing to sell this additional piece of land which we understand a figure has been discussed between £3,000 to £5,000 although this will need to be confirmed with the Tendring District Council.











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