



BLAKE & THICKBROOM



**38 WEELEY ROAD,  
LITTLE CLACTON, ESSEX, CO16 9EN  
£260,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk  
<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

An opportunity to purchase an extended 1970s built semi detached house in need of complete renovation, offering a blank canvas for potential buyers to create an ideal family home. The property occupies a well recessed position in this non-estate location and benefits from a 70' rear garden and is located within a short drive of local village shops and Engaines Primary School. The property is offered for sale with no onward chain and we hold keys in our offices for an immediate viewing.

**DIRECTIONS:**

PROCEED FROM:Clacton's town centre along 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. Proceed along the bypass road over the first roundabout at Brook Retail Park. Upon reaching the second roundabout take the third turning on the right signposted towards the village of Little Clacton. Left at the next roundabout into London Road. Proceed through the village of Little Clacton for approximately half a mile passing Plough Corner around the next bend and the property will be found immediately on the right hand side.

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

- \* FOUR BEDROOMS \*
- \* FIRST FLOOR BATHROOM \* GROUND FLOOR CLOAKROOM \*
- \* 16'8 x 11'10 LOUNGE \* 16'8 x 9'5 KITCHEN DINER \*
- \* PART DOUBLE GLAZED \* OIL HEATING (unable to test) \*
- \* APPROXIMATELY 70' REAR GARDEN \*
- \* DRIVEWAY AND GARAGE \*
- \* FULL RENOVATION PROJECT \*
- \* KEYS TO VIEW \*

**SECOND FLOOR: BEDROOM FOUR:** 20'0 (6.10m) x 10'0 (3.05m)  
(max). Two radiators. Vanity hand wash basin. Dormer window to rear, skylight window to front.

**SMALL LANDING:**

Stairflight leading to first floor.

**BEDROOM ONE:** 16'8 (5.08m) x 9'4 (2.84m)

Radiator. Window to rear.

**BEDROOM TWO:** 11'10 (3.61m) x 7'7 (2.31m)

Radiator. Window to front.

**BEDROOM THREE:** 9'0 (2.74m) x 8'5 (2.57m)

Radiator. Window to front.

**BATHROOM:**

Coloured suite comprising of panelled bath, pedestal wash basin, low level WC. Radiator. Window to side.

**LANDING:**

Stairflight to ground floor.

**ENTRANCE HALL:**

Double glazed entrance door to entrance hall. Radiator. Door to :

**GROUND FLOOR CLOAKROOM:**

Comprising of low level WC, wash basin. Window to side.

**LOUNGE:** 16'8 (5.08m) x 11'10 (3.61m)

Radiator. Window to front.

**KITCHEN DINER:** 16'8 (5.08m) x 9'5 (2.87m)

Fitted oil boiler (unable to test). Single drainer sink unit. Radiator. Window to rear. Understairs storage cupboard. Glazed door to rear garden.

**OUTSIDE:**

The property occupies a recessed position from the main road on a relatively large plot. Uncultivated front garden with covered former driveway to attached garage. To the rear of the property is an approximately 70' rear garden (in need of attention at the time of inspection). The rear garden is enclosed by panelled fencing.

**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating F.

Services Connected.

Electricity - Yes.

Gas - No.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown due to property being vacant. Prospective purchasers should be directed to [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 charges - No.

Non standard properties features to note - Yes. The property had an extension to the second floor to create Bedroom four. This was completed in 1988 and plans and council approval paperwork is held on file. Please note the property is in need of complete renovation.



BLAKE &  
THICKBROOM



BLAKE &  
THICKBROOM



BLAKE &  
THICKBROOM



BLAKE &  
THICKBROOM



