



BLAKE & THICKBROOM



CASTLE ROAD,
CLACTON-ON-SEA, ESSEX, CO15 1JG
£179,995 (Asking Price)

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<https://www.blake-thickbroom.co.uk>

DESCRIPTION:**NO ONWARD CHAIN**

Blake & Thickbroom are delighted to be offering for sale this refurbished and well presented two bedroom mid terraced house situated within easy reach of Clacton's town centre and local amenities. The property offers generous accommodation throughout and offers move in condition. In the valuers opinion this is an ideal purchase for a first time buyer or investment buyer. Call our offices to arrange a viewing now.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Carnarvon Road turning left into Wellesley Road, at the roundabout take the first exit. Proceed to the end of Wellesley Road at the mini roundabout turn right into Pier Avenue. Turn left into Old Road, right into Castle Road. The property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* NO ONWARD CHAIN * SOLE AGENTS *

* VIDEO TOUR AVAILABLE * TWO DOUBLE BEDROOMS *

* 7'8 x 6'2 REFITTED BATHROOM * 15' x 13'1 KITCHEN/DINER *

* 12'5 x 12'1 LOUNGE * 12'2 x 6'10 CONSERVATORY *

* GROUND FLOOR WC * LOW MAINTENANCE REAR GARDEN *

* NEW GAS HEATING TO BE FITTED * DOUBLE GLAZING *

* VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 15'5 (4.70m) x 9'11 (3.02m)

Radiator, two replacement double glazed windows to front.

BEDROOM TWO: 13'1 (3.99m) x 9'5 (2.87m)

Radiator, access to loft, replacement double glazed window to rear.

BATHROOM: 7'8 (2.34m) x 6'2 (1.88m)

Refitted comprising low level WC, vanity hand wash basin with mixer taps and drawers under. Heated towel rail, panelled bath with shower attachment, part tiled walls, wall mounted cupboard housing gas boiler. Replacement double glazed window to rear.

FIRST FLOOR LANDING:

Doors to all rooms. Stairs to ground floor.

ENTRANCE PORCH:

Double glazed entrance door to entrance porch. Door to entrance hall.

ENTRANCE HALL:

Stairs to first floor with storage under. Doors to all rooms.

LOUNGE: 12'5 (3.78m) x 12'1 (3.68m)

Radiator, fireplace, two replacement double glazed windows to front.

KITCHEN DINER: 15'0 (4.57m) x 13'1 (3.99m)

Modern fitted kitchen comprising laminated work surfaces with inset single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Radiator, part tiled walls, single glazed window to rear, further double glazed window to rear. Door to conservatory.

CONSERVATORY: 12'2 (3.71m) x 6'10 (2.08m)

Brick base construction, panelled roof, access to WC. Double glazed windows and door to rear garden.

GROUND FLOOR CLOAKROOM:

Fitted with a low level WC, single glazed window to rear.

OUTSIDE:

To the front of the property hard standing with small flower borders and enclosed by picket fencing. The rear garden affords incredible low maintenance being completely paved and retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

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

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 to confirm the coverage of mobile phone and broadband for this property

Any additional property charges: No

Non standard property features to note: No





