



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this end of terrace family home situated on the popular "Peter Bruff development". The property benefits from a 23' lounge diner, gas heating system, an approximately Southerly facing rear garden and is being offered with no onward chain. An internal inspection is warranted to fully appreciate the size and location of this property.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout (fire station on left) take the first exit into St Johns Road. At mini roundabout, turn left into Peter Bruff Avenue, first right into Kingsman Drive, right again into Parry Drive and then turn immediately right into Land Close. The property will be found on the right hand side occupying a walkway position.

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

\* THREE BEDROOMS \*

\* 23' x 10'8 (max) LOUNGE DINER \*

\* 12' KITCHEN \*

\* FIRST FLOOR SHOWER ROOM \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* APPROX 50' SOUTHERLY FACING GARDEN \* GARAGE \*

\* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE HALL:**

UPVC double glazed entrance door to entrance hall. Stairs to first floor. Door to kitchen and archway to Lounge Diner.

**LOUNGE DINER:** 23'0 (7.01m) x 10'8 (3.25m)

(narrowing to 7'10). L shaped. Radiators. Double glazed window to front. Serving hatch to kitchen. Sliding patio doors to rear garden.

**KITCHEN:** 12'0 (3.66m) x 8'9 (2.67m)

(into recess). Fitted with a range of laminated fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer tap over, cupboards, drawers and storage space under, range of matching eye level cupboards, integrated electric hob with oven under. Tiled flooring. Wall mounted gas boiler. Built in storage cupboard. Double glazed window, door to rear garden.

**FIRST FLOOR LANDING:**

Built in storage cupboard. Access to loft. Doors to bedrooms and shower room.

**BEDROOM ONE:** 11'10 (3.61m) x 10'0 (3.05m)

Radiator. Double glazed window to front.

**BEDROOM TWO:** 10'0 (3.05m) x 8'6 (2.59m)

Radiator. Built in storage cupboard. Double glazed window to rear.

**BEDROOM THREE:** 8'10 (2.69m) x 7'0 (2.13m)

(max). Radiator. Double glazed window to front.

**SHOWER ROOM:**

White suite comprising of shower enclosure, vanity wash basin, low level WC. Radiator. Double glazed window to rear.

**OUTSIDE:**

Small lawned garden to front with pedestrian access down the side of the property to the rear garden. The Southerly facing rear garden is approximately 50' in length with a paved patio area adjacent to the rear of the property stepping down to lawned areas. The garden is retained by timber panelled fencing. Service door into the rear of the garage (16' x 8'3) with up and over door to front. The garage is accessed from the service road further along Land Close.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating C.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Disconnected. Prospective purchasers should be directed to 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 - None.



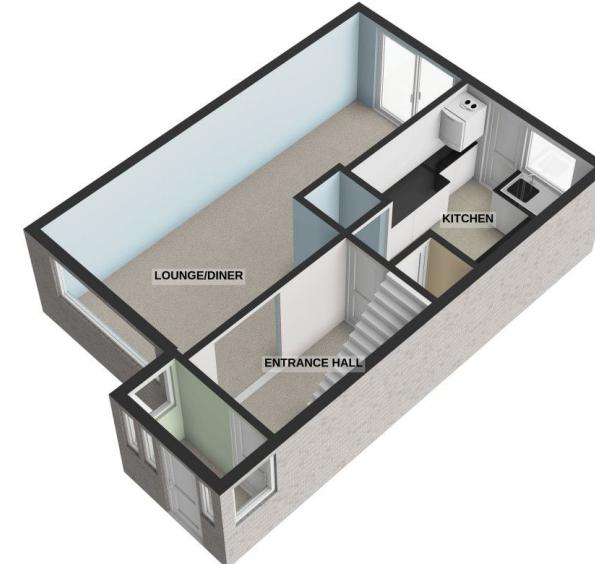




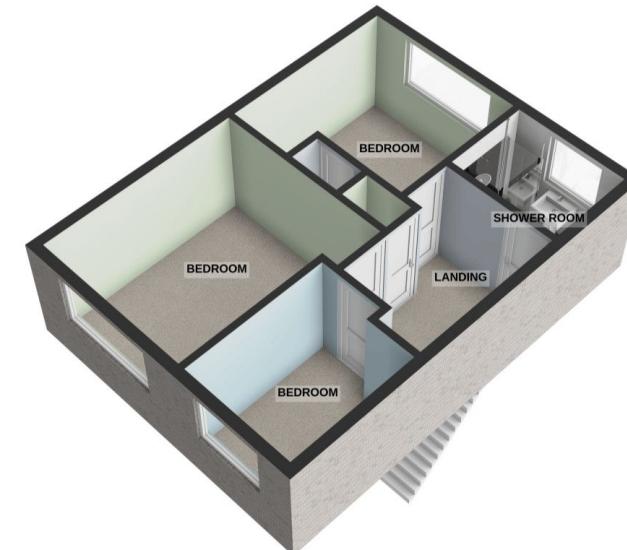
LAND CLOSE, CLACTON-ON-SEA, ESSEX, CO16 8UJ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
37.4 sq.m. (403 sq.ft.) approx.



1ST FLOOR  
35.4 sq.m. (381 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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