



DESCRIPTION:

Blake & Thickbroom are pleased to offer for sale this semi-detached house, conveniently located within easy walking distance of Clacton town centre and the Waterglade Shopping Park. Major supermarket outlets are literally just around the corner, while a primary school, doctor's surgery, nursery and St James Church are situated within approximately 1/4 mile. The property further benefits from monitored permit parking, which helps ease the usual parking concerns associated with town centre living. A viewing is highly recommended to fully appreciate the size and exceptional convenience of this well-positioned property.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road turning left into Alexandra Road. Proceed straight across the junction with Hayes Road and turn left into Wellesley Road. At the roundabout, turn first left into Pier Avenue. First right into Rosemary Road West. At the roundabout turn right into Old Road and Anchor Road is a turning on the left and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 13'1 x 10'5 LOUNGE WITH OPEN FIRE *

* 10'4 x 8'2 DINING ROOM * 15'2max x 15'0 max KITCHEN/BREAKFAST ROOM (L shaped) *

* GROUND FLOOR WC * FIRST FLOOR SHOWER ROOM *

* GAS HEATING (not tested) * DOUBLE GLAZING *

* WALKING DISTANCE OF TOWN CENTRE AND SUPERMARKETS *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE LOBBY:

Double doors to entrance lobby. Further wooden entrance door to entrance hall.

ENTRANCE HALL:

Radiator, stair flight to first floor with storage cupboard under. Door to dining room.

DINING ROOM: 10'4 (3.15m) x 8'2 (2.49m)

Open plan access to lounge. Fitted display cabinet and cupboard unit. Sliding door to kitchen. Further double doors to breakfast area.

LOUNGE: 13'1 (3.99m) x 10'5 (3.18m)

Brick open fireplace with tiled hearth, radiator, double glazed bay window to front.

KITCHEN/BREAKFAST ROOM: 15'2 (4.62m) x 15'0 (4.57m)

L Shaped. Kitchen area is fitted with laminated fronted units comprising laminated work surfaces with inset single drainer sink unit. Range of eye level cupboards. Windows to side and rear. Further door to lean to/conservatory.

CONSERVATORY: 8'6 (2.59m) x 4'2 (1.27m)

Window and door to rear, further door to lobby. Access to ground floor WC. We understand the roof was replaced and the area redecorated January 2026

GROUND FLOOR CLOAKROOM:

Fitted with a low level WC.

FIRST FLOOR LANDING:

Radiator, built in linen cupboard. Doors to bedroom and bathroom.

BEDROOM ONE: 11'6 (3.51m) x 10'4 (3.15m)

Radiator, double glazed window to front. Further door to walk in wardrobe with additional double glazed window to front.

BEDROOM TWO: 10'3 (3.12m) x 9'1 (2.77m)

Radiator, wall mounted gas boiler. Double glazed window to rear.

BATHROOM:

White coloured suite comprising panelled bath with wall mounted shower unit over and shower screen. Vanity wash basin, low level WC, radiator. Double glazed window to rear.

OUTSIDE:

Small frontage retained by picket fencing and laid with slate chippings. Pedestrian access to the side of the property to the rear garden. The rear garden is lawned with well stocked flower and shrub borders. Timber workshop, with power connected, situated to the foot of the garden.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. 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: None

Non standard property features to note: No





