



**DESCRIPTION:**

A well presented 1900's built semi detached home, ideally situated in established residential location. This attractive older style property has recently redecorated throughout offering bright fresh accommodation ready for immediate occupation. The house retains the charm and character typical of the era while benefitting from a well maintained interior, further advantages include a south facing rear garden and the property is offered for sale with no onward chain allowing for a smooth and swift transaction. The property is ideally located within walking distance of Clacton's mainline railway station with connections to London Liverpool Street and approximately quarter of a mile from Clacton's town centre and seafront. As the vendors chosen sole agent an internal viewing id highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Pier Avenue, straight across the mini roundabout into Old Road. Proceed a short distance along Old Road taking the fourth turning on the right hand side into Crossfield Road. Proceed half way down Crossfield Road and the property can be found on the right hand side.

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

\* THREE BEDROOMS \* 13'9 x 11'6 LOFT ROOM \*

\* FIRST FLOOR WHITE BATHROOM SUITE \* GAS HEATING VIA RADIATORS \*

\* DOUBLE GLAZED WINDOWS \* 16'1max LOUNGE WITH FEATURE FIREPLACE \*

\* 11'10 DINING ROOM \* 11'1 FITTED KITCHEN \*

\* APPROX 48' SOUTH FACING REAR GARDEN \* NO ONWARD CHAIN \*

\* SOLE AGENTS \* KEYS TO VIEW \*

**SECOND FLOOR LOFT ROOM:** 13'9 (4.19m) x 11'6 (3.51m)

Sky light window, radiator, ladder access to first floor landing.

**BEDROOM ONE:** 11'9 (3.58m) x 11'0 (3.35m)

Ornamental fire place, radiator, window to front.

**BEDROOM TWO:** 11'3 (3.43m) x 7'3 (2.21m)

Radiator, window to side.

**BEDROOM THREE:** 7'2 (2.18m) x 5'11 (1.80m)

Radiator, window to rear.

**BATHROOM:**

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, fully tiled walls. Window to side.

**FIRST FLOOR LANDING:**

Radiator, cupboard housing combi gas boiler, stair flight to ground floor.

**ENTRANCE LOBBY:**

Double glazed side entrance door to entrance lobby. Tiled flooring, step down to lounge.

**LOUNGE:** 16'1 (4.90m) x 11'8 (3.56m)

(into bay recess) Ornamental fireplace with tiled hearth, picture rail, radiator, bay window to front.

**DINING ROOM:** 11'10 (3.61m) x 10'3 (3.12m)

Tiled flooring, understairs storage cupboards, stair flight to first floor. Radiator, window to rear, door to kitchen.

**KITCHEN:** 11'1 (3.38m) x 7'2 (2.18m)

Fitted with a range of white laminated fronted units comprising laminated work surfaces with inset single drainer sink unit with mixer tap. Cupboards under, eye level cupboards, part tiled walls, tiled flooring. Window to side, double glazed door to outside.

**OUTSIDE:**

Paved front garden with front boundary walling. Pedestrian side access to approx 48' south facing rear garden uncultivated in the time of inspection. Paved patio area, the rear garden is enclosed by panel fencing.

**AGENTS NOTES:**

Material information for this property

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

Services connected

Electricity: Yes

Water: Yes

Gas: Yes

Sewerage type: Mains

Telephone and broadband coverage: Unknown due to the property being vacant.

Prospective purchasers should be directed to website [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 property feature to note: None







