



DESCRIPTION:

NO ONWARD CHAIN!

Blake & Thickbroom are delighted to be offering for sale this chain free deceptively spacious two bedroom mid terraced house. The property is conveniently situated within walking distance of local shops at Bockings Elm including a chemist, post office, One Stop store and easy access to local primary and high schools and bus routes to Clacton's town center. A viewing is highly recommended to avoid missing out.

DIRECTIONS:

Sat Nav Post Code: CO16 8UB

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* NO ONWARD CHAIN * VIDEO TOUR AVAILABLE *

* SOLE AGENTS * TWO BEDROOMS *

* 14'9 x 13' LOUNGE * DOUBLE GLAZING *

* 9'8 KITCHEN * GAS POWERED HOT AIR HEATING *

* WALKING DISTANCE OF LOCAL SHOPS AND SCHOOLS *

* GARAGE IN BLOCK *

* VIEWING RECOMMENDED *

ENTRANCE PORCH:

Entrance door to entrance porch. Entrance door to entrance hall.

ENTRANCE HALL:

Stairs to first floor. Doors to all rooms.

KITCHEN: 9'8 (2.95m) x 8'9 (2.67m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards and drawers under, range of eye level cupboards. Integrated oven with four ring electric hob, extractor fan above. Storage cupboard with immersion tank and gas warm air boiler unit. Replacement double glazed window to front.

LOUNGE: 14'9 (4.50m) x 13'0 (3.96m)

Replacement double glazed sliding door to garden.

FIRST FLOOR LANDING:

Access to loft, doors to bedrooms and bathroom.

BEDROOM ONE: 14'8 (4.47m) x 9'11 (3.02m)

Replacement double glazed window to rear.

BEDROOM TWO: 8'11 (2.72m) x 8'3 (2.51m)

Storage cupboard, replacement double glazed window to front.

BATHROOM:

Fitted with low level WC, pedestal wash basin, panelled bath, part tiled walls. Replacement double glazed window to front.

OUTSIDE:

Small lawned frontage. At the end of terrace, access to the garage in block. Up and over door. The rear garden is laid to lawn and partially retained by timber panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B EPC: TBA

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Unknown

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: None

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