



# BLAKE & THICKBROOM



**WILTON HOUSE,  
17 BOCKINGS GROVE, ESSEX, CO16 8DL  
£140,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | [enquiries@blake-thickbroom.co.uk](mailto:enquiries@blake-thickbroom.co.uk)  
<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are Delighted to Offer for Sale this Well Presented Ground Floor Maisonette Benefitting from a Private Rear Garden and Garage in Block, Conveniently Located within Walking Distance of Local Shops and Bus Route to Clacton's Town Centre.

**DIRECTIONS:**

PROCEED FROM: Clacton's Town centre via Pier Avenue, passing the cinema on the left. At the mini-roundabout take the first exit on the left into St Osyth Road. Proceed straight across two mini-roundabouts and at the top of the road is another roundabout. Turn right at this roundabout into St Johns Road, take the first left into Cottage Grove then first left into Bockings Grove. The property will be found on the left hand side.

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

\* TWO BEDROOMS \* 13'5 LOUNGE \*

\* MODERN BATHROOM SUITE \*

\* ELECTRIC HEATING \*

\* 9'11 FITTED KITCHEN with BUILT IN OVEN, HOB UNIT & EXTRACTOR HOOD \*

\* PRIVATE REAR GARDEN \* GARAGE IN BLOCK \*

\* BALANCE OF 125 YEAR LEASE FROM JANUARY 2007 \*

\* CLOSE TO LOCAL SHOPS \* POTENTIAL BUY TO LET INVESTMENT \*

\* VIEWING RECOMMENDED \*

**ENTRANCE LOBBY:**

UPVC double glazed entrance door, meter cupboard. Futher opening to:

**LOUNGE:** 13'5 (4.09m) x 11'0 (3.35m)

Built-in walk-in storage cupboard, UPVC double glazed window to front, door to inner hallway, further door to:

**KITCHEN:** 9'11 (3.02m) x 5'11 (1.80m)

Fitted with a range of high gloss finish white laminated fronted units with laminated rolled edge work surfaces with inset single bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset electric hob unit with extractor hood above, single oven below. Part tiled walls, tiled flooring. Window to front.

**INNER HALLWAY:**

Built-in storage cupboard. Door to:

**BEDROOM ONE:** 10'11 (3.33m) x 10'10 (3.30m)

Built-in storage wardrobe, Electric panelled heater. UPVC double glazed doors to garden.

**BEDROOM TWO:** 9'11 (3.02m) x 8'8 (2.64m)

Fitted storage cupboards, airing cupboard, Electric panelled heater. UPVC double glazed window to rear.

**BATHROOM:**

Coloured suite comprising panelled bath, pedestal wash basin, low level WC. Fully tiled walls.

**OUTSIDE:**

Open plan lawned front garden. The rear garden is lawned with paved patio area and matching path, retained by timber fencing and mature hedging, gate providing pedestrian access to garage block. The garage block is accessed via drive-way to the side of the building. Garage with up and over door, measuring 17'4 x 7'5.

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**AGENTS NOTES:**

Material information for this property

Tenure is Leasehold. Council Tax Band B. EPC D

Services connected

Electricity - Yes

Gas- No

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - Unknown

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

Ground rent is £100 per annum.

Balance of 125 year lease from January 2007. Maintenance shared.











