



**DESCRIPTION:**

Blake & Thickbroom are Pleased to be Offering this Attractive Older Style Family Home Situated within Walking Distance of Clacton's Town Centre, Railway Station and both Primary and Secondary Schools. This Chain Free Property has Undergone Considerable Renovation over recent years and an Internal Inspection is Warranted to Appreciate the Size, Quality and Location of this family home.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre via Station Road turning left into Carnarvon Road. At roundabout take the last exit into Wellesley Road then immediately right into Oxford Road, take the second left into Oxford Crescent then immediately left into Eton Road. The property will be found on the left hand side.

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

- \* THREE BEDROOMS \* 18'1 x 11'4 LOUNGE \*
- \* 13'1 x 9'2 MODERN KITCHEN \* UTILITY ROOM \*
- \* 14'5 DINING ROOM \* GROUND FLOOR WC \*
- \* 11'7 x 10'2 DRESSING ROOM / WARDROBE \*
- \* APPROXIMATELY 30' SOUTH FACING REAR GARDEN \*
- \* GAS HEATING \* DOUBLE GLAZING THROUGHOUT \* 18' LOG CABIN \*
- \* VIEWING RECOMMENDED \* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE HALL:**

Composite part glazed entrance door to entrance hall with LVT flooring, stair flight to first floor and doors to lounge and kitchen.

**LOUNGE:** 18'1 (5.51m) x 11'4 (3.45m)

Laminate flooring. Recessed log burner with marble hearth. Radiator. Double glazed bay window to front.

**KITCHEN:** 13'1 (3.99m) x 9'2 (2.79m)

Comprehensively fitted with a range of cream coloured laminated fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer tap over, cupboards, drawers and storage space under, inset plinth lighting, integrated hob, oven and microwave, range of eye level cupboards. Access to Utility room. Double glazed door to side. Double glazed window to side and open plan access to dining room/snug.

**UTILITY ROOM:** 9'2 (2.79m) x 7'1 (2.16m)

Fitted with laminated base units and wooden worksurfaces, laminated flooring double glazed window to rear

**DINING ROOM:** 10'3 (3.12m) x 9'1 (2.77m)

LVT flooring. Fitted cupboard housing gas boiler. Sky light windows to side. Double glazed windows to side and rear aspects, by folding doors to outside and door to ground floor WC.

**GROUND FLOOR WC:**

A white suite comprising of low level WC, wall mounted corner sink with mixer tap, double glazed window to front.

**LANDING:**

First floor split level galleried landing.

**BEDROOM ONE:** 14'0 (4.27m) x 11'1 (3.38m)

(into bay).Built in wardrobe , double glazed bay window and further double glazed window to front. Stair flight to dressing room / wardrobe.

**DRESSING ROOM / WARDROBE:** 11'7 (3.53m) x 10'6 (3.20m)

(plus eaves storage). Skylight window to rear.

**BEDROOM TWO:** 11'0 (3.35m) x 9'1 (2.77m)

Laminate flooring. Radiator. Double glazed window to rear.

**BEDROOM THREE:** 10'2 (3.10m) x 9'0 (2.74m)

Laminate flooring, recessed storage space, radiator. Double glazed window to rear.

**SHOWER ROOM:**

White suite comprising of glazed shower enclosure, vanity wash basin with cupboard under. Chromium effect radiator/towel rail, fully tiled walls , double glazed window to side.

**SEPARATE WC:**

Fitted with low level WC. Part panelled walling. Double glazed window to side.

**OUTSIDE:**

Small front garden retained by brick wall and iron railings and gated access. Artificial turf. Part tiled storm porch. Further pedestrian access down the side of the property to the rear garden.

**REAR GARDEN:**

Approximately 30' in length, predominately laid to artificial lawn with raised beds to sides and additional decked area adjacent to the rear of the property ideally placed to make the most of the Southerly aspect with timber framed pergola over. 18' log cabin with power and light connected and could easily be used as a studio, home office or gym. The garden is retained by timber panelled fencing.

**AGENTS NOTES:**

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Unknown

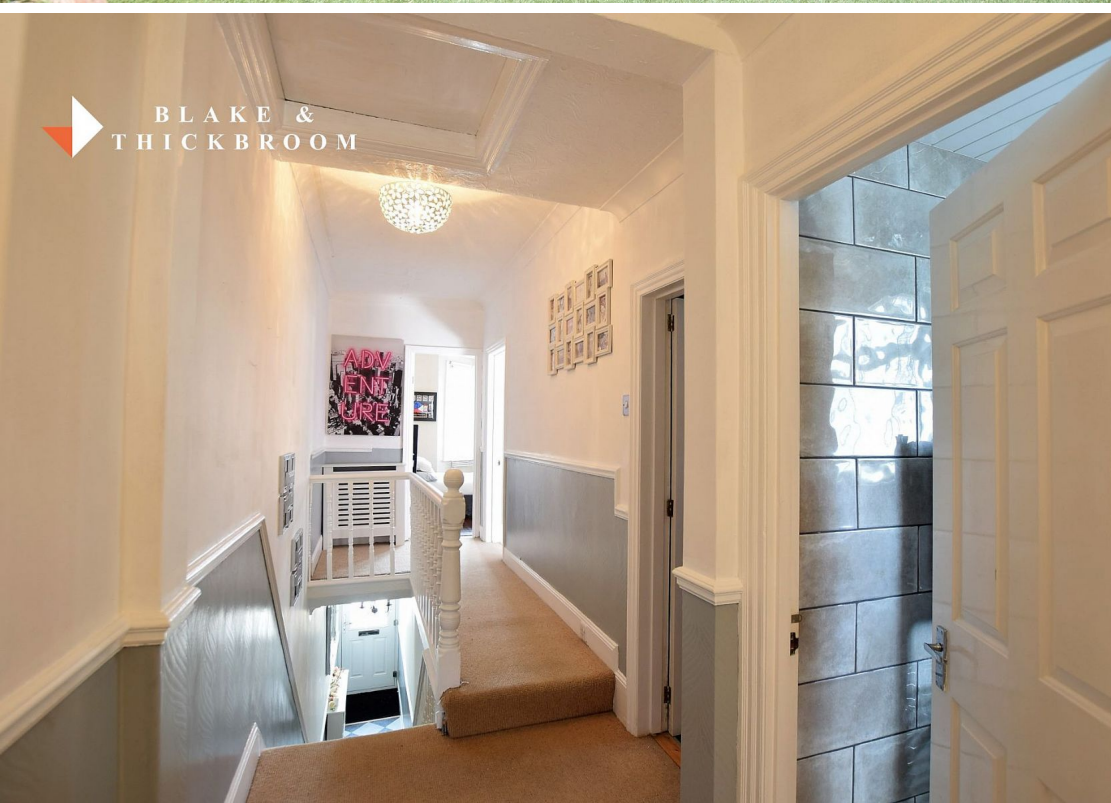
Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

Non standard property features to note: The loft space is being utilised as a dressing room / wardrobe with stair flight from Bedroom 1.

We are advised the property has had a structural repair / underpinning carried out prior to the current ownership. We are seeking further information.









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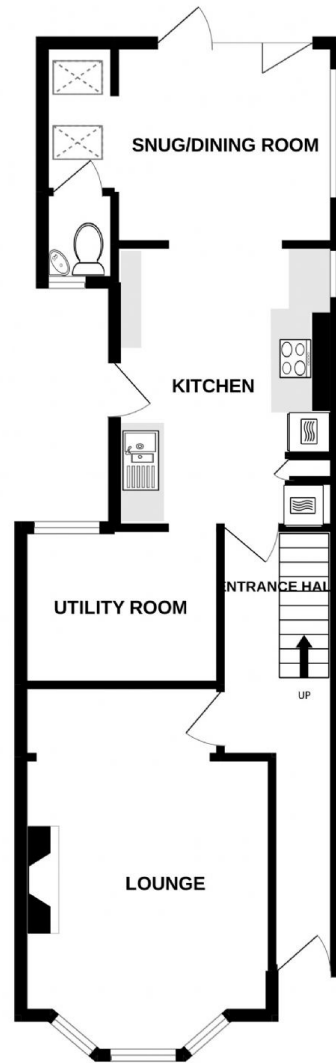
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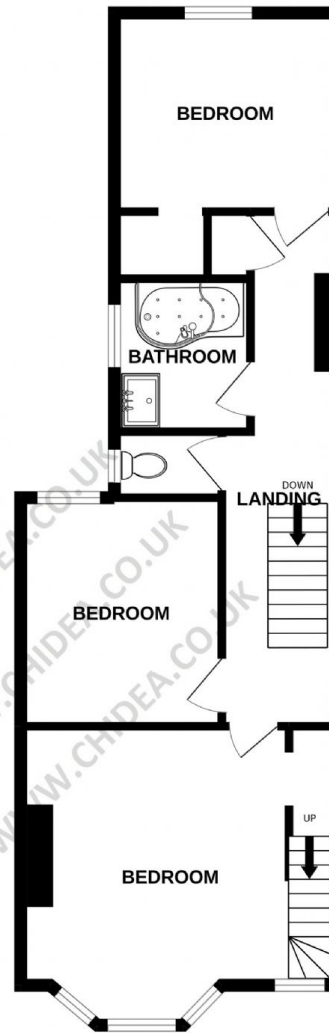




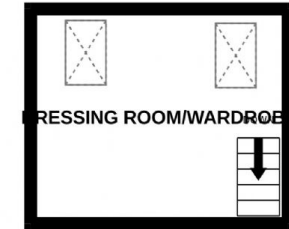
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ETON ROAD, CLACTON-ON-SEA, ESSEX, CO15 3QA

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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