



BLAKE & THICKBROOM



**KINGSMAN DRIVE,
CLACTON-ON-SEA, ESSEX, CO16 8UR
£250,000 (Asking Price)**

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

DESCRIPTION:

Blake & Thickbroom are delighted to offer for sale this well presented semi detached house situated on the popular Peter Bruff development on the Northern outskirts of Clacton's town centre. As the vendor's chosen sole agent, an early viewing of the property is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road take the first exit on the left into St Johns Road. Proceed along St Johns Road for approximately quarter of a mile, taking the left hand turning at the mini-roundabout into Peter Bruff Avenue. Take the first right into Kingsman Drive, bear left and continue along the road for a short distance and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS *

* 20' LOUNGE DINER *

* 9'10 FITTED KITCHEN with BUILT IN OVEN, HOB & EXTRACTOR HOOD *

* MODERN BATHROOM SUITE *

* GAS HEATING VIA RADIATORS * DOUBLE GLAZING *

* APPROX 30' SOUTH FACING REAR GARDEN *

* ATTACHED GARAGE *

* SOLE AGENTS * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 13'7 (4.14m) x 11'0 (3.35m)

Radiator. Window to rear.

BEDROOM TWO: 10'4 (3.15m) x 9'9 (2.97m)

(plus door recess). Radiator. Window to front.

BEDROOM THREE: 7'6 (2.29m) x 7'3 (2.21m)

Radiator. Window to front.

BATHROOM:

White suite comprising of panelled bath, built in shower unit with glazed shower screen, pedestal wash basin, low level WC. Fully tiled walls. Extractor fan. Radiator. Window to rear.

LANDING:

Airing cupboard. Loft access. Stairflight to ground floor.

ENTRANCE LOBBY:

Double glazed entrance door to entrance lobby. Personal door to garage, further glazed door with matching glazed side panel to:

LOUNGE DINER: 20'0 (6.10m) x 17'2 (5.23m)

(max). Stairflight to first floor. Two radiators. Sliding double glazed patio doors to outside.

KITCHEN: 9'10 (3.00m) x 7'1 (2.16m)

Well appointed with a range of cream coloured laminated fronted units comprising of laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset four ring gas hob with single oven below, extractor hood above. Part tiled walls. Laminated wood flooring. Window to rear.

OUTSIDE:

Driveway providing off road parking for one vehicle to attached garage with up and over door, power and light connected, housing combi gas boiler. Lawned front garden to front entrance door. Side gate access to approximately 30' South facing lawned rear garden, concrete patio area. Storage shed to remain. Outside tap. The rear garden is enclosed by panelled fencing.

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AGENTS NOTES:

Material information for this property

Tenure is Freehold.

Council Tax Band B.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone & 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 - No

Non standard property features to note - None.



