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EAST CLACTON

THREE/FOUR BEDROOM DETACHED HOUSE

THREE RECEPTION ROOMS

OFF STREET PARKING TWO CARS

MANY ORIGINAL FEATURES

COUNCIL TAX BAND : EPC : D



Beaconsfield Road
Clacton-On-Sea, CO15 6BU

£392,000

Bonds of Essex are pleased to offer this well presented older Style Detached House offering substantial family accommodation and combining a blend of modern furnishing with a wealth of original features. The property is conveniently located within walking distance of Clacton town centre, seafront and mainline railway station with rail links direct to London Liverpool Street.

Entrance Hall

Entrance door leading to the hallway. Stairs allowing access to first floor accommodation. Radiator, storage cupboard, stripped flooring, doors to :

Cloakroom

Obscured window to side. Wall mounted wash hand basin, low level W.C. Tiling, storage cupboard.

Living Room 13' 0" x 12' 1" (3.96m x 3.68m)

Double glazed box bay window to front. Feature cast iron fire place and surround, old style radiator.

Study / Bedroom Four 10' 3" x 10' 3" max (3.12m x 3.12m)

Double glazed window to rear, radiator.

Dining Room 13' 6" x 9' 10" (4.11m x 2.99m)

Double glazed window to side, radiator, stripped flooring.

Kitchen 14' 6" x 12' 1" (4.42m x 3.68m)

Double glazed door providing access to the rear garden. Double glazed windows to rear and side. Fitted kitchen comprising of floor and wall mounted units with matching doors and draws.

Contrasting worktops over. Inset gas hob with oven below and extractor over. Tiled splash backs. Two bowl butler style sink with mixer taps, spot lights.

Utility room

Window to side. Worktop over, space and plumbing for washing machine, dish washer, tumble drier. Cupboard housing wall mounted gas central heating boiler (not tested)

First Floor Landing

Large stained glass window, quarter turn staircase, access to loft space, doors to :

Bedroom 1 13' 0" x 11' 11" (3.96m x 3.63m)

Two double glazed windows to front, small built in cupboard, radiator.

Bedroom 2 12' 2" x 10' 1" (3.71m x 3.07m)

Double glazed window to rear, radiator.

Bedroom 3 10' 5" x 10' 0" max (3.17m x 3.05m)

Double glazed window to rear, radiator.

Family Bathroom 7' 11" x 7' 10" (2.41m x 2.39m)

Obscured double glazed window to front. Vintage style bathroom suite comprising of claw foot bath and wash hand basin, tiled floor and part panelled walls. Chrome radiator.

Cloakroom

Window to side, low level W.C. wall mounted wash hand basin, tiled floors.

Shower Room 6' 8" x 2' 10" (2.03m x 0.86m)

Enclosed shower cubicle with glass door, wall mounted wash hand basin, heated towel rail.

Front garden

Brick boundary wall, lawn area, side access on both sides of the house. Off road parking for TWO vehicles.

Rear Garden 40' 0" x 40' 0" plus side area(12.18m x 12.18m)

Commencing with paved patio area in an "L" shape. Raised lawn area. Enclosed by fencing and brick wall, Two timber sheds.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy rating

D

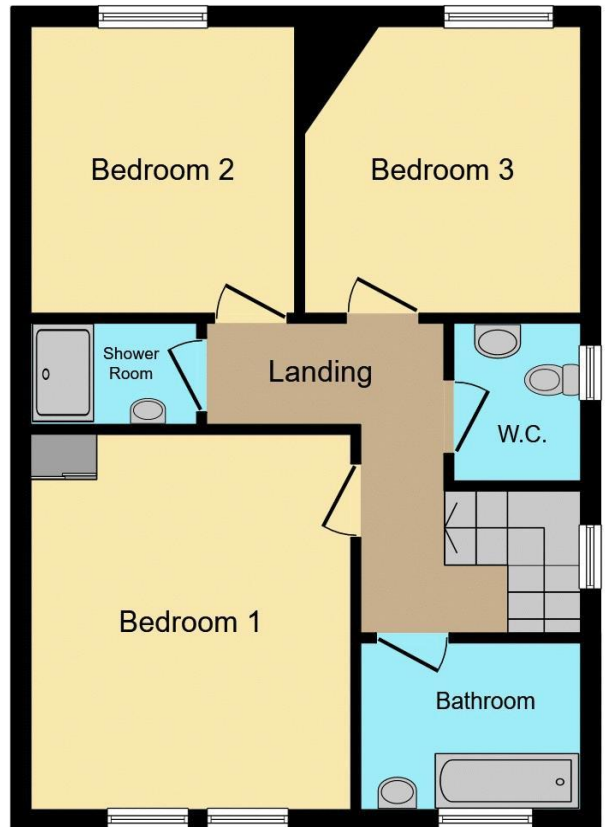
Certificate number

2475-3019-1208-2042-8204



Ground Floor

Floor area 65.8 sq.m. (708 sq.ft.) approx



First Floor

Floor area 50.4 sq.m. (542 sq.ft.) approx

Total floor area 116.2 sq.m. (1,250 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.