



Asking Price £525,000
Clacton-on-Sea, CO16



4 Bedrooms
1 Bathroom
3 Receptions



Bonds of Essex are pleased to offer for sale this SERENE 4 BEDROOM DETACHED HOUSE which is located on St. Johns Road. This house offers various of benefits ranging from double glazing throughout, picturesque garden and a loft conversion. In our opinion, this garden has been maintained and improved to a very high standard and would offer the ideal purchaser not only their dream garden but a perfect setting to entertain family and friends. To perfectly add, Clacton Pier and Beach is just a short drive away in distance.

Entrance

UPVC Double Glazed door with matching side lights. Oak floor. Fitted with radiator. Stairs to first floor. Downstairs WC.

Front Room 14' 3" x 12' 4" (4.34m x 3.76m)

Double Glazed bay window to front. Original feature of fire place. Radiator x2.

Sitting Room 12' 4" x 9' 6" (3.76m x 2.90m)

Open plan to conservatory. Wooden fire surround. Fitted with radiator. Wood flooring.

Office/Study Room 8' 5" x 8' 5" (2.57m x 2.57m)

Window to side and rear. Laminate flooring. Fire place.

Kitchen 16' 8" x 8' 1" (5.08m x 2.46m)

Double Glazed windows to front. UPVC double doors to garden. Range of base and eye level units with matching work surfaces. Built in oven. Ceramic hob with cooker over head. Wooden flooring. Fitted with radiator.

First Floor Landing

Further stairs leading to 2nd floor. Led light picture window to side.

Bedroom 1 *14' 6" x 11' 3" (4.42m x 3.43m)*

Double Glazed bay window to front. Fire place. Range of built in wardrobes. Fitted with a radiator..

Bedroom 2 *12' 4" x 10' 9" (3.76m x 3.28m)*

Double Glazed window to rear. Built in wash hand basin. Fitted with a radiator.

Bedroom 4 *8' 6" x 8' 3" (2.59m x 2.51m)*

Double Glazed window to rear. Built in wash hand basin.

Bathroom

Double Glazed obscure window to front. 3 Piece suite comprising of bath with shower over, wash hand basin and low level WC. Part tiled walls. Tiled flooring. Fitted with radiator.

2nd Floor- Entrance to Loft Bedroom

Double Glazed windows to side.

Bedroom 3 *11' 9" (max) x 7' 1" (max) (3.58m x 2.16m)*

Double Glazed window to rear. Restricted ceiling height.

Outside Front

Block paved. Parking for ample vehicles. Access to rear garden. Raised step to front door.

Rear Garden

Decked area leading onto immaculate, maintained lawn. Further decking area to side. Large timber shed with power and light connected. Further lawn area. Further matured shrub borders with seating area. To rear of garden are two other sheds and greenhouse (one power light connected). In excess of 156ft.

Taverna *17' 3" x 7' 8" (5.26m x 2.34m)*

Concrete flooring. Range of kitchen units sink. Running water.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	63	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AWAITING EPC

Tel : 441255420222
 Email : salesandlettings@bondstates.co.uk
 Address : 71 Station Road Clacton-On-Sea Essex CO15 1SD



Disclaimer

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.