



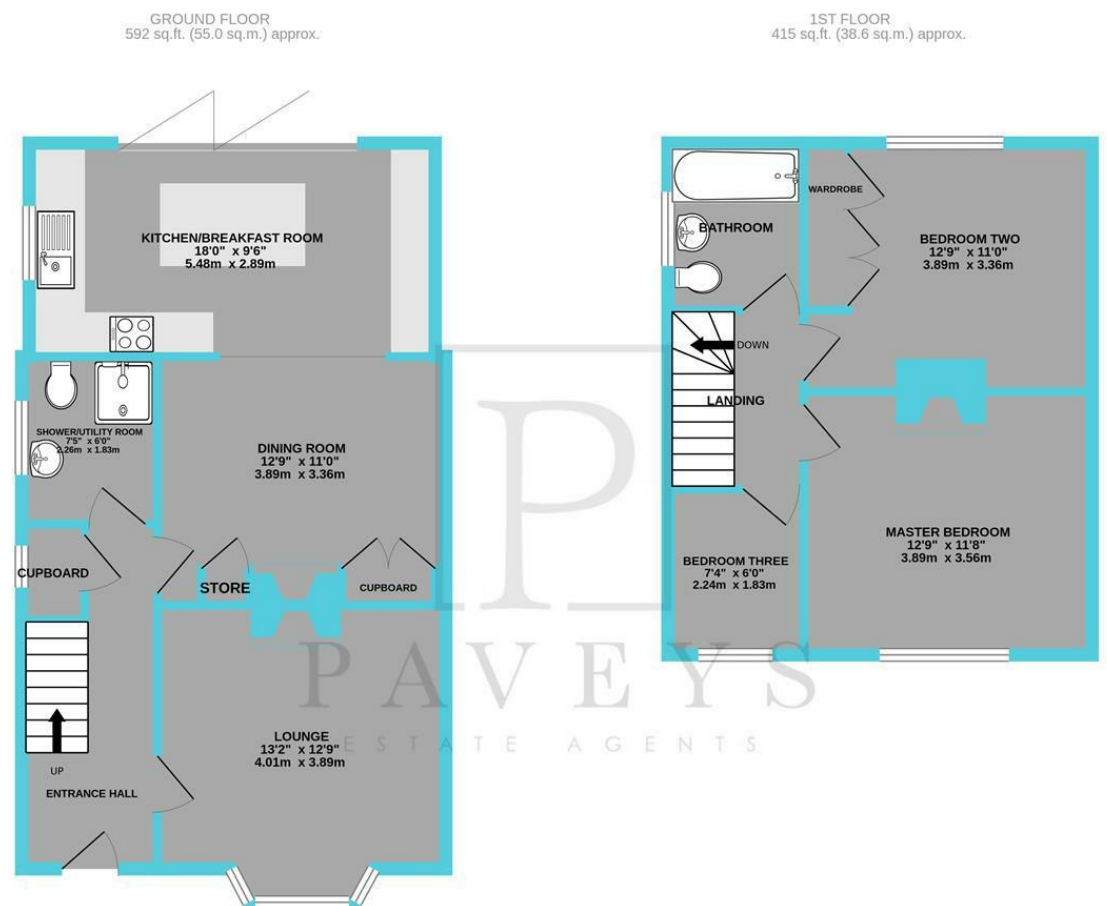
95, Thoroughgood Road
Clacton-On-Sea, CO15 6DP

Price £385,000 Freehold



PAVEYS
ESTATE AGENTS

New to the market is this MODERN & EXTENDED DETACHED FAMILY HOME with PRIVATE REAR GARDEN, OFF ROAD PARKING & NO ONWARD CHAIN. Positioned in a no through road in the heart of Clacton Town and within a short walk of both Clacton Railway Station, Vista Road Play Area and within catchment for the popular Clacton Coastal Academy. Internally the property offers two good size reception rooms, bright and sunny kitchen breakfast room with island, roof lantern and bi fold doors to the garden, ground floor cloakroom/shower room, two double bedrooms, small third bedroom and bathroom. There is a off road parking to the front of the property for two vehicles and to the rear a private and established rear garden with patio area. An internal viewing is highly recommended in order to appreciate this property and its position. Call Paveys to arrange your appointment to view.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

TOTAL FLOOR AREA: 1007 sq.ft. (93.5 sq.m.) approx.
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.
Made with Metropix ©2024

ENTRANCE HALL

Original wooden glazed entrance door, smooth ceiling, large under stairs storage cupboard, picture rail, fitted carpet.

SHOWER / UTILITY ROOM 7'5 x 6' (2.26m x 1.83m)

Double glazed window to side, smooth ceiling, modern white suite comprising of low level W/C, vanity wash hand basin, enclosed shower cubicle with Aqualisa shower, tiled floor, plumbing and space for washing machine.

LOUNGE 13'2 x 12'9 (4.01m x 3.89m)

Double glazed bay window to front, smooth ceiling, picture rail, feature original fireplace with solid wood surround and tiled hearth, fitted carpet, radiator.

DINING ROOM 12'9 x 11' (3.89m x 3.35m)

Smooth ceiling, built in double and single cupboards, picture rail, feature inset log burner, fitted carpet, radiator, opening to

KITCHEN BREAKFAST ROOM 18' x 9'6 (5.49m x 2.90m)

Double glazed window to side, double glazed roof lantern, aluminum double glazed bi-folding doors to rear garden, smooth ceiling with spot lights, modern matching over and under counter units, slate effect work surface with matching upstands, feature island with breakfast bar, solid wooden worktop, built in Neff double oven, Neff Induction hob, built in extractor, built in slimline dishwasher, Franke composite 1 and half bowl sink and drainer, space for fridge freezer, built in wine cooler, LVT wood effect flooring, under floor heating.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, loft access.

MASTER BEDROOM 12'9 x 11'8 (3.89m x 3.56m)

Double glazed window to front, smooth ceiling, picture rail, feature fireplace, fitted carpet, radiator.

BEDROOM TWO 12'9 x 11' (3.89m x 3.35m)

Double glazed window to rear, smooth ceiling, picture rail, feature fireplace, built in wardrobes, fitted carpet, radiator.

BEDROOM THREE 7'4 x 6' (2.24m x 1.83m)

Double glazed window to front, smooth ceiling, picture rail, laminate flooring, radiator.

BATHROOM

Double glazed window to side, smooth ceiling with spot lights, modern white suite comprising of low level W/C, vanity wash hand basin, panelled bath with shower over and glass shower screen, part tiled walls, electric wall mounted mirror with LED lighting, heated towel rail, LVT flooring.

OUTSIDE FRONT

Block paved driveway providing off street parking for vehicles, large shrub flower border, gated access to side.

OUTSIDE REAR

Mostly laid to lawn with flower shrub borders, Indian slate patio, well stocked flower and shrub borders, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.