



Clacton Road, Colchester

A newly refurbished Victorian 2 bedroom semi detached house with exceptional entertaining space and a beautiful sunny garden

Guide price £290,000

Clacton Road

Colchester, CO7



- Beautiful period conversion
- Open plan kitchen/Diner
- Period features
- Brand new bathroom being fitted
- Garage
- Sunny garden

The Property

Situated at the front of the house, the living room offers a cosy and inviting space with dual aspect windows illuminating the room with natural light.

Behind, the kitchen/dining room is the heart of the home. With a sociable, open plan layout there is fantastic entertaining space. The kitchen is beautifully presented with a farm house, contemporary style finish. It is equipped with ample worktop space, wooden flooring, modern appliances, and plenty of storage space.

The bathroom is behind the kitchen and is currently awaiting a full renovation with a brand new bathroom being installed imminently.

Upstairs, the home continues to impress with two generously sized bedrooms, each offering ample space and natural light.

The Outside

This Victorian home boasts a stunning red brick frontage surrounded by a small front garden. There is a garage providing off street parking. To the rear, is a good sized garden providing the perfect place to entertain in the summer months. The garden is well presented and easy to maintain presenting a blank canvas for the new owners to landscape to their taste.

The Area

Situated between Thorrington and Great Bentley, this beautiful Victorian home is perfectly placed to enjoy the fantastic countryside and many wonderful villages that Tendring has to offer.

This region features a blend of agricultural land and small woodlands, providing a tranquil and idyllic setting. The villages themselves are charming and traditional, with Thorrington offering historic buildings and local amenities, while Great Bentley is renowned for its expansive village green, one of the largest in England. The proximity to the coast and the convenience of nearby train stations make this area both serene and accessible, ideal for those seeking a peaceful rural lifestyle with good connections to larger towns.

Further Information

Tenure - Freehold

Council - Tendring

Band. - C

Property Construction - Brick

Gas, Water, Sewage and Electricity Mains

Seller position - Chain free



Floor Plan



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>				
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