



BLAKE &
THICKBROOM



Greenford Road, Clacton on Sea CO15 2AZ

Chain Free

Guide Price

£230,000 To £240,000

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Enjoy modern, comfortable living in this beautifully refitted three-bedroom home, available chain-free and offering off-road parking along with a desirable southerly-facing garden.

Step inside through the welcoming entrance porch (2.13m x 1.12m) which leads into the heart of the home. The refitted kitchen diner (5.11m x 2.84m) is a bright and functional space, complete with a new oven and hob, perfect for everyday meals and entertaining. Adjacent, the spacious 16'9" lounge (5.11m x 3.61m) provides an ideal setting for relaxation and social gatherings, benefiting from new carpets and flooring throughout.

Upstairs, you'll find three well-proportioned bedrooms. Bedroom One measures 3.23m x 2.82m, Bedroom Two offers 3.63m x 2.57m, and Bedroom Three provides a versatile 2.74m x 2.44m. The first-floor is completed by a stylish, refitted bathroom (2.46m x 1.93m) featuring a crisp white suite.

This home is equipped with double glazing and a gas heating system for year-round comfort and efficiency. Outside, the southerly-facing rear garden is a delightful space, perfect for enjoying the sunshine and outdoor activities. The convenience of off-road parking adds to the appeal of this superb property.

This residence offers easy access to local amenities and bus stops, to ensure a convenient lifestyle. This chain-free property is ready for you to move straight into and start enjoying.

Entrance Porch - 2.13m x 1.12m (7'0" x 3'8")

Kitchen Diner - 5.11m x 2.84m (16'9" x 9'4") - Refitted With Oven and Hob

Lounge - 5.11m x 3.61m (16'9" x 11'10")

Bedroom One - 3.23m x 2.82m (10'7" x 9'3")

Bedroom Two - 3.63m x 2.57m (11'11" x 8'5")

Bedroom Three - 2.74m x 2.44m (9'0" x 8'0")

Bathroom - 2.46m x 1.93m (8'1" x 6'4") - Refitted with White Suite

Rear Garden - Southerly Facing

Tenure: Freehold

Property Type: Semi Detached House

- Three Bedrooms
- 16'9" Lounge
- Refitted Kitchen Diner
- Refitted Bathroom
- Gas Heating System
- Double Glazing
- New Carpets and Flooring
- Southerly Facing Garden
- Off Road Parking
- Chain Free

Material information for this property:

Tenure is Freehold.

Council Tax Band: B

EPC: To be confirmed

Services connected:

Electricity: Mains supply

Gas: Mains Gas

Water: Mains supply

Sewerage type: Mains supply

Telephone and broadband coverage: Unknown. Prospective purchasers should be directed to Checker.ofcom.org.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

Non standard property features to note: None

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.







GREENFORD ROAD, CLACTON-ON-SEA, ESSEX, CO15 2AZ