



DUDLEY ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3DW
£225,000 (Asking Price)

DESCRIPTION:**INVESTMENT OPPORTUNITY !**

Blake & Thickbroom are pleased to be offering for sale this four bedroom semi detached family home being sold with tenant in situ. The property currently produces an annual rental income of £12,600, working out as a 5.6% yield on the current asking price. The property offers spacious accommodation is situated in an established location ,close to local amenities on the outskirts of town centre.

DIRECTIONS:

SAV NAT: Postcode: CO15 3DW

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* INVESTMENT OPPORTUNITY * SOLE AGENTS *

* THREE FIRST FLOOR BEDROOMS * GROUND FLOOR BEDROOM FOUR WITH EN SUITE *

* 13'7 LOUNGE * 13'2 FITTED KITCHEN *

* GAS HEATING * REPLACEMENT DOUBLE GLAZING

* APPROX 100' WESTERLY FACING GARDEN * WALKING DISTANCE TO LOCAL SHOPPING FACILITIES * SOLD WITH TENANT IN SITU*

FIRST FLOOR: BEDROOM ONE: 15'4 (4.67m) x 11'6 (3.51m)

Radiator, two replacement double glazed windows to front.

BEDROOM TWO: 11'5 (3.48m) x 9'3 (2.82m)

Radiator, replacement double glazed window to rear.

BEDROOM THREE: 9'11 (3.02m) x 5'8 (1.73m)

Radiator, replacement double glazed window to side.

BATHROOM: 7'1 (2.16m) x 6'3 (1.91m)

Fitted with a low level WC, vanity hand wash basin, panelled bath, heated towel rail, fully tiled walls, replacement double glazed window to side.

FIRST FLOOR LANDING:

Access to loft, radiator, doors to all rooms. Stairs to ground floor.

ENTRANCE HALL:

Entrance door to entrance hall. Radiator, stairs to first floor. Doors to all rooms.

LOUNGE: 13'7 (4.14m) x 11'4 (3.45m)

Radiator, replacement double glazed window to front.

BEDROOM FOUR: 8'7 (2.62m) x 8'0 (2.44m)

Radiator, replacement double glazed window to rear.

EN SUITE SHOWER ROOM:

Fitted with low level WC, vanity hand wash basin, shower unit with shower attachment, extractor fan, heated towel rail, fully tiled walls.

KITCHEN: 13'2 (4.01m) x 9'11 (3.02m)

Fitted with a range of laminated rolled edge work surfaces with inset one and a half single drainer sink unit with cupboards, drawers and storage space under. Range of eye level cupboards. Storage cupboard, part tiled walls. Replacement double glazed windows to rear and side. Single door to garden.

OUTSIDE:

The property enjoys a westerly facing rear garden approx 100'. Patio area adjacent to the property, mostly laid to lawn, partially retained by timber panel fencing. To the front of the property is a concrete area, retained by brick walls to the side and panel fencing to the front.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: D

Services Connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage Type: Mains

Telephone and Broadband coverage: Unknown

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

Any additional property charges: No

Non standard property features to note: None



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