

Thomas Road, Clacton-on-sea, CO15 3JE

£250,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 3

Blake & Thickbroom are delighted to be offering for sale this attractive extended three bedroom semi-detached property. Presenting an excellent opportunity to acquire a generously proportioned family home, which offers a wealth of versatile accommodation, ideally suited to modern family living. Internally, the property features a welcoming lounge, complemented an impressive dining room, creating an ideal environment for both relaxed everyday living and entertaining.

Further enhancing the versatility of the accommodation is the study / utility room, offering valuable additional space for home working or practical household requirements.

Externally, the property benefits from a block paved driveway, providing convenient off-road parking. The location is particularly desirable, with the town centre and an extensive range of shopping amenities all within comfortable walking distance. Both local primary and high schools are also conveniently accessible on foot, making this an appealing proposition for families.

Being offered to the market with NO ONWARD CHAIN, this impressive home combines generous accommodation, excellent convenience and superb potential, making an early internal inspection highly recommended.

Entrance Porch -

Entrance Hall

Lounge - 4.5m x 3.3m (14'9" x 10'10")

Study / Utility Room - 2.64m x 1.63m (8'8" x 5'4")

Kitchen - 3.63m x 3.35m (11'11" x 11'0")

Dining Room - 4.7m x 3.84m (15'5" x 12'7")

Bedroom One - 3.63m x 3.2m (11'11" x 10'6")

Bedroom Two - 3.63m x 3.2m (11'11" x 10'6")

Bedroom Three - 2.54m x 1.83m (8'4" x 6'0")

Bathroom - 2.06m x 1.8m (6'9" x 5'11")

Garden

Tenure: Freehold

Property Type: Semi Detached House

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- THREE BEDROOM EXTENDED SEMI-DETACHED HOUSE!
- 14'9 x 10'10 LOUNGE!
- 11'11 x 11'0 KITCHEN!
- 15'5 x 12'7 DINING ROOM!
- 8'8 x 5'4 STUDY / UTILITY ROOM!
- BLOCK PAVED DRIVEWAY!
- WALKING DISTANCE TO TOWN & SHOPPING AREAS!
- WALKING DISTANCE TO LOCAL PRIMARY & HIGH SCHOOL!

Material information for this property.
Tenure is Freehold.
Council Tax Band - B.
EPC Rating - TBC.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - None.
Non standard properties 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.


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