

St Johns Road, Clacton-on-Sea

Clacton-on-Sea

Guide Price

£400,000 - £450,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

NO ONWARD CHAIN! GUIDE PRICE £425,000 to £450,000 - Blake & Thickbroom are delighted to be offering for sale, this beautifully presented four bedroom detached chalet style house. The property offers generous accommodation throughout and is ready to move straight into. The property is within easy reach of local bus stops and shopping facilities. An internal viewing is highly recommended to fully appreciate the accommodation being offered.

FIRST FLOOR BEDROOM ONE: 4.37m x 4.04m (14'4 x 13'3) (into bay recess) Radiator, fitted wardrobes, double glazed window to rear. Door to En Suite.
EN SUITE: 2.62m x 1.93m (8'7 x 6'4) Vanity hand wash basin with mixer tap and cupboard under. Low level WC, shower tray with sliding door and shower attachment. Shaver point, fully tiled walls, tiled flooring. Double glazed window to rear.
BEDROOM TWO: 4.32m x 3.33m (14'2 x 10'11) (into by recess) Radiator, double glazed window to rear.
BEDROOM THREE: 3.25m x 3.23m (10'8 x 10'7) Radiator, double glazed window to front.
FAMILY BATHROOM: 3.1m x 2.54m (10'2 x 8'4) Fitted with low level WC, pedestal hand wash basin. Panelled bath with shower attachment and shower screen. Shaver point, radiator, part tiled walls. Double glazed window to front.
FIRST FLOOR LANDING: 4.32m x 3.91m (14'2 x 12'10) Access to loft, airing cupboard. Double glazed window to front. Stairs flight to ground floor.
ENTRANCE HALL: Double glazed entrance door to entrance hall. Radiator, stairs to first floor with storage under. Doors to all rooms.
GROUND FLOOR BEDROOM FOUR: 4.34m x 2.06m (14'3 x 6'9) (currently used as a study) Radiator, double glazed window to front.
GROUND FLOOR WC: Fitted with low level WC, pedestal hand wash basin, part tiled walls, tiled flooring, extractor fan, radiator.
DINING ROOM: 4.29m x 3.25m (14'1 x 10'8) Radiator, double glazed window to front.
KITCHEN: 4.6m x 2.95m (15'1 x 9'8) Refitted kitchen comprising cream coloured laminated units with laminated rolled edge work surfaces. Inset one and a half owl single drainer sink unit with mixer tap. Range of cupboards, drawers and storage space under. Fitted oven, microwave, dish washer, four ring gas hob with extractor fan above. Tiled flooring, part tiled walls. Radiator, access to utility. Double glazed window to rear.
UTILITY: 2.97m x 1.65m (9'9 x 5'5) Fitted with laminated rolled edge work surfaces with inset single drainer sink unit wit mixer tap. Cupboards under, eye level cupboards. Wall mounted gas boiler. Radiator, tiled flooring, part tiled walls. Door to garden.
LOUNGE: 5.18m x 4.37m (17'0 x 14'4) Radiator, double glazed window and french style doors to conservatory.
CONSERVATORY: 5.16m x 3.12m (16'11 x 10'3) Brick base construction. Refitted roof with sky light windows. Double glazed aspects to side and rear. French style door leading to garden.
OUTSIDE: To the front of the property block paved driveway providing access for off street parking. Further access to garage. The remainder of the front is shingled with a few trees, paved entrance leading to the entrance door. Side access to rear garden. Paved area adjacent to the rear of the property with composite decking and astro turfing affording a low maintenance garden. Outside tap, out side electrics. Service door to garage. The garden is partially retained by wooden panel fencing.
GARAGE: 5.51m x 2.72m (18'1 x 8'11) Power and light connected, up and over door. Personal door to rear garden.

Material information for this property
Tenure is Freehold. Council Tax Band: E. EPC: C
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage type: Mains
Telephone and broadband coverage: Yes
Any additional property charges: No
Non standard property features to note: No

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.

Tenure: Freehold

Property Type: Detached House

- NO ONWARD CHAIN
- VIDEO TOUR AVAILABLE
- WEST FACING REAR GARDEN
- FOUR BEDROOMS
- 8'7 x 6'4 EN SUITE
- 10'2 x 8'4 BATHROOM
- GROUND FLOOR WC
- 14'1 x 10'8 DINING AREA
- 15'1 x 9'8 KITCHEN
- 9'8 x 5'5 UTILITY ROOM











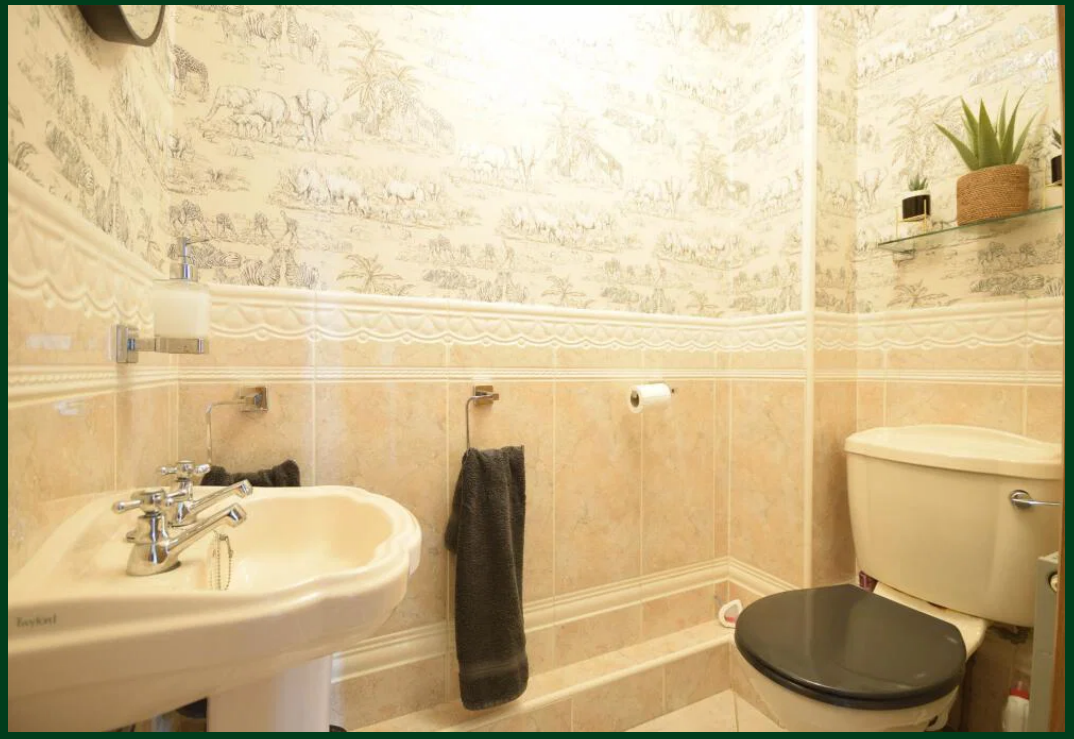





























Conservatory
Living Room
Utility
Kitchen
Hall
Dining Room
WC
Bedroom 4/Study
Ground Floor
Bedroom 1
En-suite
Bedroom 2
Bathroom
Bedroom 3
First Floor
Garage
Garage