



**Dudley Road, Clacton-on-Sea, Essex, CO15 3DW**

Clacton-on-Sea

**£190,000**

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

Blake & Thickbroom are pleased to be offering for sale this spacious two bedroom ground floor maisonette situated in a sought after area of Clacton on Sea. The property offers perfect blend of comfort, convenience and modern living and in the valuers opinion this well maintained maisonette would make an ideal home for first time buyers, down sizers or investors looking for a ready to move in property. Call our offices to arrange a viewing now.

**ENTRANCE HALL:** Composite entrance door to entrance hall. Two radiators, meter cupboard, storage cupboard. Doors to:

**BEDROOM ONE:** 3.96m x 3.81m (13'0 x 12'6)

**EN SUITE SHOWER ROOM:** 2.95m x 1.73m (9'8 x 5'8)

**BEDROOM TWO:** 2.72m x 2.26m (8'11 x 7'5)

**LOUNGE:** 4.78m x 3.78m (15'8 x 12'5)

**KITCHEN DINER:** 6.02m x 2.92m (19'9 x 9'7)

**UTILITY AREA:** 1.91m x 0.97m (6'3 x 3'2) .

**SHOWER ROOM:** 1.96m x 1.83m (6'5 x 6'0)

**OUTSIDE:** To the front of the property is a block paved driveway providing off road parking. The front garden is enclosed by brick wall, shingled area and palm tree. Double gates leading through to rear garden. The rear garden benefits from a westerly facing aspect, with a paved area adjacent to the maisonette. Further decked area to the rear, remainder being laid to lawn with a variety of shrubs. Wooden storage shed to remain 10'7 x 8'7. Power and light connected. The rear garden is partially retained by wooden panel fencing

Material information for this property

Tenure is Freehold. Council Tax: A. EPC : D

Services connected

Electricity: Yes Water: Yes Gas: Yes Sewerage Type: Mains

Telephone and broadband coverage: Yes

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://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: Yes

**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. The property has a lease balance of 125 years granted on 1st September 2006, the property is also a share of the freehold with the first floor.

**Tenure:** Leasehold

**Property Type:** Maisonette

- SOLE AGENTS
- VIDEO TOUR AVAILABLE
- TWO BEDROOMS
- 9'8 x 5'8 EN SUITE SHOWER ROOM
- 6'5 x 6' SHOWER ROOM
- 6'3 x 3'2 UTILITY SPACE
- 19'9 x 9'7 KITCHEN/DINER
- 15'8 x 12'5 LOUNGE
- GAS HEATING
- DOUBLE GLAZED







