

Vista Road, Clacton-on-Sea, Essex, CO15 6AT

Clacton-on-Sea

Offers Over

£280,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 1

Blake & Thickbroom are pleased to be offering for sale this four bedroom semi detached house dating back to circa 1900s. The property offers generous accommodation throughout and is conveniently located within easy reach of Clacton's seafront, town centre and mainline railway station leading to London Liverpool Street. An internal inspection is recommended to fully appreciate the accommodation on offer.

Agent Notes:
Material information for this property.
Tenure is Freehold.
Council Tax Band D.
EPC Rating E.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. 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 - No.
Non standard properties features to note - None.
SECOND FLOOR: BEDROOM THREE

3.99m x 2.79m (13'1 x 9'2)

Electric heater. Replacement double glazed window to front.

BEDROOM FOUR

3.66m x 2.82m (12'0 x 9'3)

Electric heater. Replacement double glazed window to rear.

SECOND FLOOR LANDING

Eaves storage cupboard. Doors to all rooms. Stairs to first floor landing. Replacement double glazed window to side.

FIRST FLOOR: BEDROOM ONE

4.06m x 3.23m (13'4 x 10'7)

(into bay recess). Radiator. Fitted wardrobe. Replacement double glazed bay window to front.

BEDROOM TWO

3.68m x 2.82m (12'1 x 9'3)

Radiator. Replacement double glazed window to rear. Lift facility. Access to:

WET ROOM

3.12m x 2.51m (10'3 x 8'3)

Fitted with electric shower, pedestal hand wash basin, low level WC. Heated towel rail. Lift to ground floor.

BATHROOM

2.13m x 1.55m (7'0 x 5'1)

Fitted with panelled bath with shower attachment, pedestal hand wash basin, low level WC. Radiator. Fully tiled walls. Replacement double glazed window to front.

FIRST FLOOR LANDING

Radiator. Replacement double glazed window to side. Doors to all rooms. Stairs to ground floor and second floor.

ENTRANCE HALL

Replacement double glazed entrance door to entrance hall, replacement double glazed window to side. Radiator. Stairs to first floor with understairs storage. Door to:

LOUNGE DINER

8.13m x 5.56m (26'8 x 18'3)

Three radiators. Fireplace. Double doors to kitchen, replacement double glazed windows to side and front.

KITCHEN

5.46m x 3.4m (17'11 x 11'2)

Modern fitted kitchen comprising of wooden fronted units with inset one and a half bowl sink drainer unit with mixer tap, laminated rolled edge work surfaces with matching upstands, cupboards, drawers and storage below, range of eye level cupboards, fitted double oven, five ring gas hob, wall mounted boiler (six months old with a ten year warranty), fitted fridge and freezer, additional low level freezer. Part tiled walls. Replacement double glazed windows to sides and rear, replacement double glazed door to garden.

OUTSIDE

Block paved driveway to the front of the property affording access for off road parking whilst being retained by low level panelled fencing and brick wall. Side access to rear garden with block paving adjacent to the house with path leading to rear, additional wooden storage shed (power and light connected). The rest of the garden is mostly laid to lawn with shrubs and partially retained by brick walling and wooden panelled fencing. Outside tap.

Tenure: Freehold


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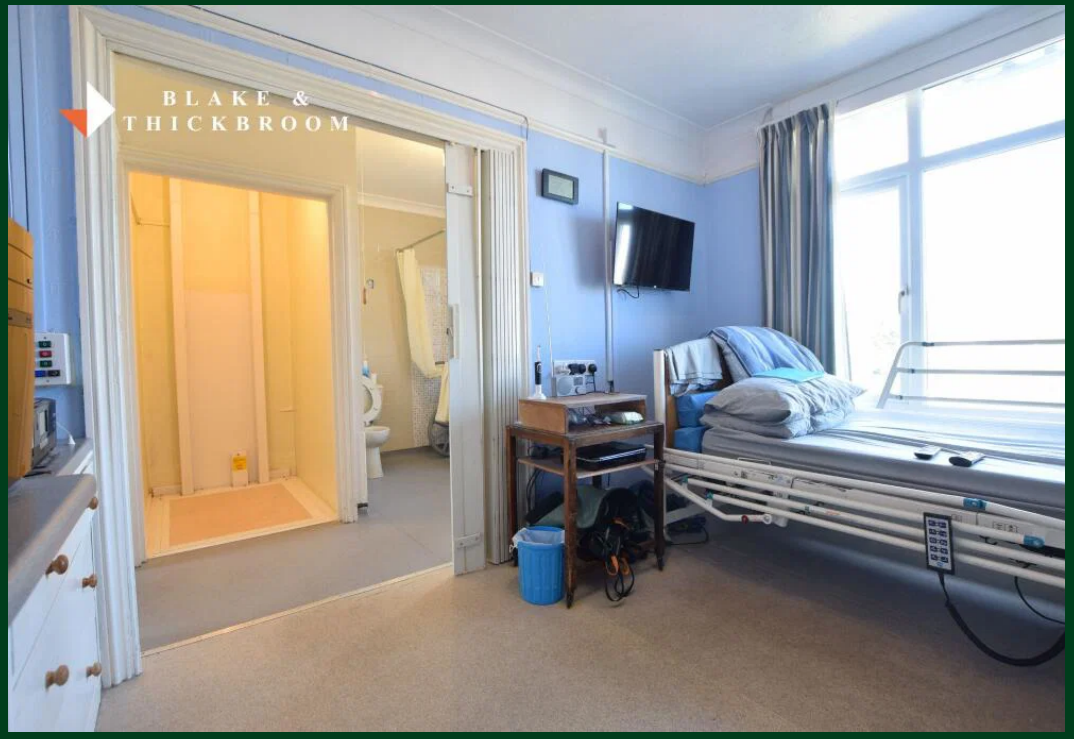

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