

Thomas Road, Clacton on Sea CO15 3JD

£235,000

Chain Free

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Nestled in a convenient location close to town and local facilities, this three-bedroom family home offers a fantastic opportunity for new owners, available with no onward chain.

The ground floor features a welcoming 14'8 lounge, providing a comfortable space for relaxation. Adjacent is a separate dining room, measuring 12'1" x 9'10", perfect for entertaining or family meals. The well-appointed 11'11 kitchen offers functionality and style.

Upstairs, you will find three well-proportioned bedrooms. Bedroom One and Bedroom Two both measure 11'11" x 10'3", offering ample space, while Bedroom Three provides a versatile 8'4" x 6'0". The first-floor is completed by a bathroom fitted with a crisp white suite.

This home benefits from double glazing and a gas heating system for comfort and efficiency. Externally, the rear garden is approximately 54'0" in length, is primarily laid to lawn with a patio area, offering an ideal setting for outdoor enjoyment and relaxation.

This property is a must-see for those seeking a home close to amenities with the benefit of no onward chain.

Lounge - 4.47m x 3.28m (14'8" x 10'9")

Kitchen - 3.63m x 1.93m (11'11" x 6'4")

Dining Room - 3.68m x 3m (12'1" x 9'10")

Bedroom One - 3.63m x 3.12m (11'11" x 10'3")

Bedroom Two - 3.63m x 3.12m (11'11" x 10'3")

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

Bathroom - 1.88m x 1.83m (6'2" x 6'0")

Rear Garden - 16.46m x 0m (54'0" x 0'0")

Tenure: Freehold

Property Type: Semi Detached House

- Three Bedrooms
- 14'8 Lounge
- Separate Dining Room
- 11'11 Kitchen
- White Bathroom Suite
- Double Glazing
- Gas Heating System
- Close to Town and Local Facilities
- No Onward Chain
- Must Be Sold

Material information for this property:
Tenure is Freehold.
Council Tax Band: B
EPC: D
Services connected:
Electricity: Mains supply
Gas: Mains Gas
Water: Mains supply
Sewerage type: To be confirmed
Telephone and broadband coverage: Unknown. Prospective purchasers should be directed to Checker.ofcom.org.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: None
Non standard property 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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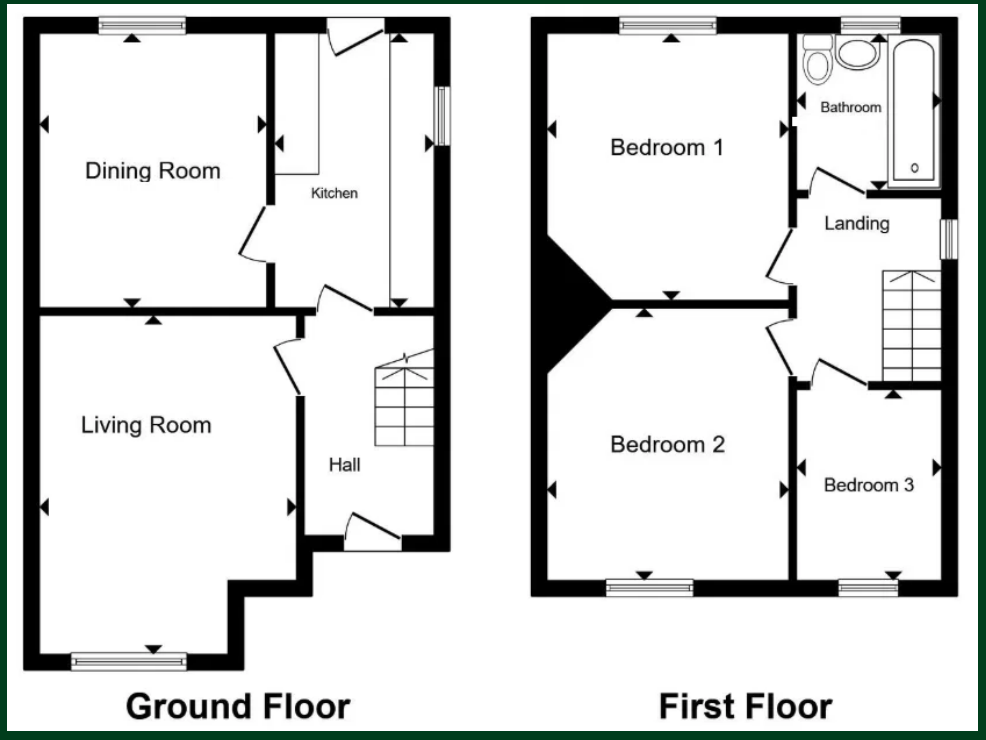

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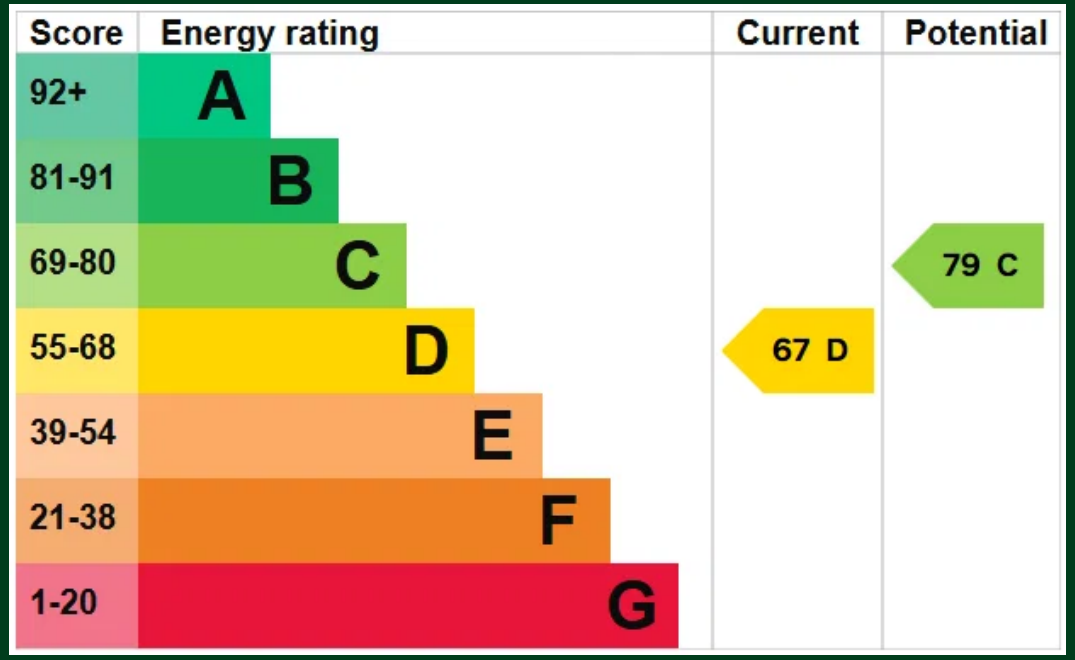

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Dining Room
Kitchen
Living Room
Hall
Ground Floor
Bedroom 1
Bathroom
Landing
Bedroom 2
Bedroom 3
First Floor


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
67 D
79 C