

Wellesley Road, Clacton on Sea, CO15 3PL

Guide Price £250,000 to £260,000

GUIDE PRICE £250,000 - £260,000 / Blake & Thickbroom are pleased to be offering for sale this well-proportioned three-bedroom semi-detached residence, ideally situated within convenient walking distance of the train station, bus routes, town centre and seafront. Offered with NO ONWARD CHAIN, this appealing property combines generous living accommodation with a highly convenient location, making it an ideal purchase for a variety of buyers.

The ground floor boasts a generous lounge, providing an inviting space in which to relax and unwind, alongside an impressive kitchen/diner, offering ample room for both everyday dining and entertaining family and friends.

Further benefits include gas central heating, double glazing and a block paved driveway providing valuable off-road parking.

Externally, the property enjoys a westerly-facing garden, creating an ideal setting to make the most of the afternoon and evening sunshine.

The location is particularly appealing, with the train station, local bus routes, town centre amenities and seafront all within walking distance, offering an excellent balance of convenience and coastal living.

Entrance Hall

Lounge - 4.47m x 3.86m (14'8" x 12'8")

Kitchen / Diner - 5.54m x 3.66m (18'2" x 12'0")

Conservatory - 2.97m x 2.16m (9'9" x 7'1")

Bedroom One - 4.22m x 3.45m (13'10" x 11'4")

Bedroom Two - 3.66m x 3.35m (12'0" x 11'0")

Bedroom Three - 2.31m x 2.18m (7'7" x 7'2")

Bathroom - 2.41m x 2.41m (7'11" x 7'11")

Garden - Westerly Facing

Property Type: Semi Detached House

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

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- THREE BEDROOM SEMI-DETACHED HOUSE!
- 14'8 x 12'8 LOUNGE!
- 18'2 x 12'0 KITCHEN / DINER!
- GAS CENTRAL HEATING & DOUBLE GLAZED!
- BLOCK PAVED DRIVEWAY!
- WALKING DISTANCE TO TRAIN STATION, BUS ROUTES, TOWN CENTRE & SEAFRONT!
- WESTERLY FACING GARDEN!
- SOLE AGENTS!

Material information for this property.
Tenure is Freehold.
Council Tax Band - C.
EPC Rating - D.
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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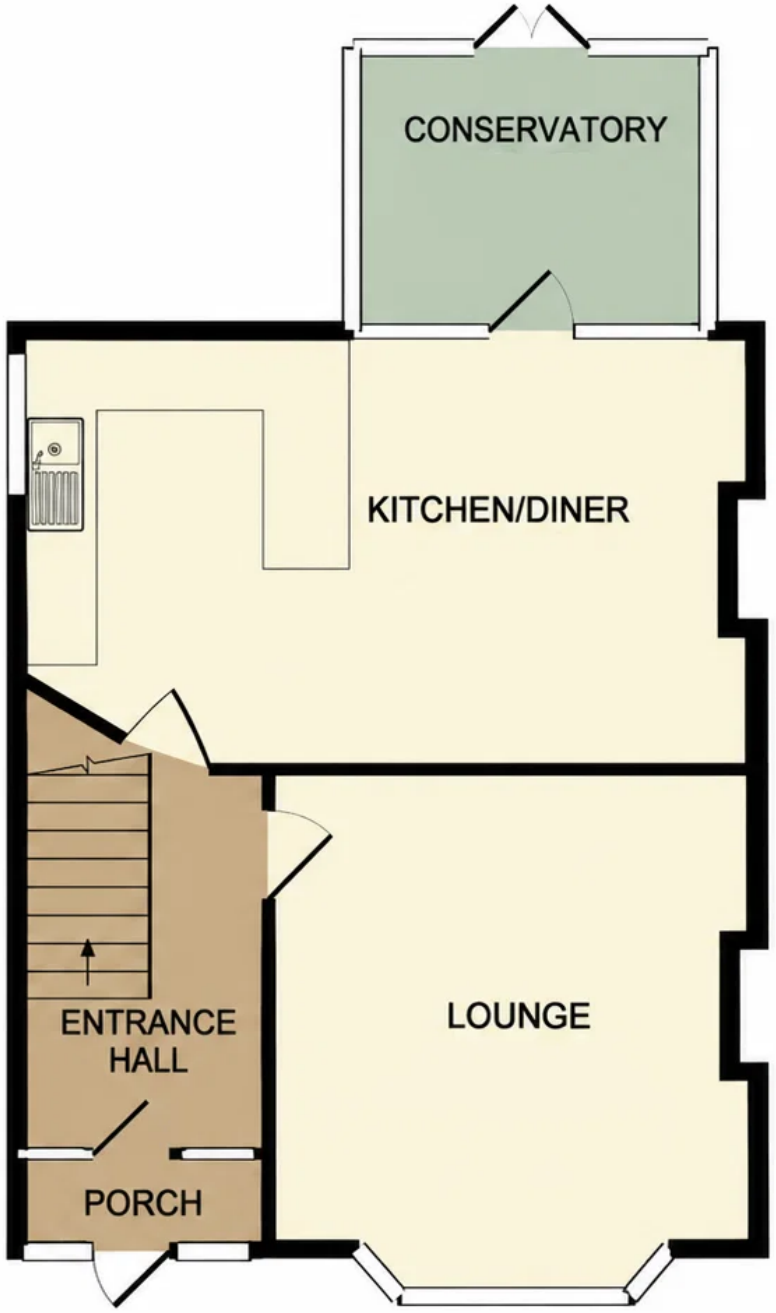

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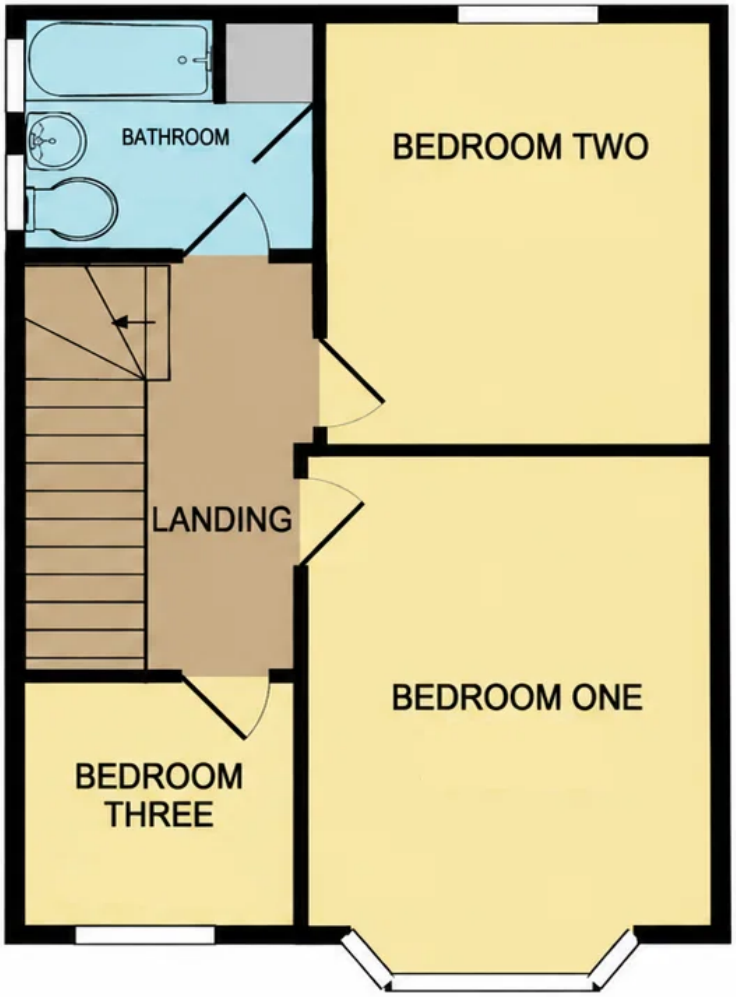

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GROUND FLOOR



1ST FLOOR