



BLAKE &  
THICKBROOM



**Orchard Place, Clacton-on-Sea, CO15 3FA**

Clacton-on-Sea

**£240,000**

NO ONWARD CHAIN. Blake & Thickbroom are delighted to be offering for sale this modern three bedroom semi detached home built in 2020. This well presented property offers bright contemporary living with the benefit of an air source heat pump and triple glazing providing excellent energy efficiency throughout. Externally the home offers generous off road parking and a practical layout, ideal for families or buyers seeking a modern low maintenance property.

**FIRST FLOOR: BEDROOM ONE:** 3.96m x 2.79m (13'0 x 9'2) Radiator. Triple glazed window to front.

**BEDROOM TWO:** 3.73m x 2.21m (12'3 x 7'3) Radiator. Triple glazed window to rear.

**BEDROOM THREE:** 2.84m x 2.77m (9'4 x 9'1) Radiator. Triple glazed window to rear.

**BATHROOM:** 2.24m x 1.98m (7'4 x 6'6) Fitted with panelled bath with shower attachment, pedestal hand wash basin with mixer tap, cupboards below, low level WC. Part tiled walls. Extractor fan. Shaver point. Radiator. Triple glazed window to front.

**FIRST FLOOR LANDING:** Airing cupboard. Loft access. Stairs to ground floor.

**ENTRANCE HALL:** Composite entrance door to entrance hall. Radiator. Stairflight to first floor with understairs storage. Doors to all rooms.

**GROUND FLOOR CLOAKROOM:** 1.93m x 0.94m (6'4 x 3'1) Fitted with low level WC, pedestal hand wash basin with mixer tap. Part tiled walls. Extractor fan.

**KITCHEN:** 4.01m x 2.72m (13'2 x 8'11) Modern fitted kitchen comprising of laminated rolled edge work surfaces with inset one and a half bowl sink drainer unit with mixer tap, cupboards, drawer and storage below, range of eye level cupboards. Radiator. Part tiled walls. Triple glazed window to front.

**LOUNGE:** 5.18m x 3.63m (17'0 x 11'11) Two radiators. Triple glazed window and doors to rear.

**OUTSIDE:** Block paved driveway on the left hand side of the property providing off road parking, flower beds adjacent to the front with paved area leading to front door. Side access to rear garden. The rear garden has paving adjacent to the house while the rest of the garden is mostly laid to lawn, partially retained by wooden panelled fencing.

Material information for this property.

Tenure is Freehold. Council Tax Band C. EPC Rating B.

Services Connected.

Electricity - Yes. Gas - No. Water- Yes. Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to [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 properties 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.

**Property Type:** Semi Detached House

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

- THREE BEDROOMS
- MODERN KITCHEN 13'2 x 8'11
- BATHROOM 7'4 x 6'6
- GROUND FLOOR CLOAKROOM
- TRIPLE GLAZING
- ELECTRIC AIR SOURCE HEAT PUMP
- GENEROUS OFF ROAD PARKING
- SOLE AGENTS
- NO ONWARD CHAIN
- VIDEO TOUR AVAILABLE





