



 **3**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



- THREE BEDROOM SEMI DETACHED HOUSE
- GARAGE AND SHARED DRIVEWAY
- CONSERVATORY AND UTILITY ROOM WITH W/C
- GENEROUS SIZED BEDROOMS
- TOWN CENTRE LOCATION
- EPC - D COUNCIL TAX BAND - C

This three-bedroom semi-detached house is located on The Grove in Clacton-on-Sea, CO15 1TJ, and is arranged over two floors. The property has two reception rooms, a fitted kitchen, conservatory, utility room with WC, family bathroom, rear garden, garage and shared driveway. The accommodation provides living and dining areas, together with three bedrooms of generous proportions.

The entrance leads into an internal hallway with access to the main reception rooms, kitchen and staircase. The front reception room is positioned at the front of the property and includes a large bay window, allowing natural light into the room. The second reception room provides a separate area for dining or additional living use and includes a fireplace with tiled surround and brick-effect detailing. Glazed doors from this room lead into the conservatory, which extends across the rear of the property and provides access to the garden. The conservatory has windows on multiple sides, a glazed roof and a door leading outside.

The kitchen is fitted with a range of wall-mounted and base-level cupboards, work surfaces, tiled splashbacks and a stainless-steel sink with drainer. There are windows overlooking the side or rear aspect, along with a glazed external door. The layout provides space for kitchen appliances and incorporates continuous worktop and storage areas. Access is also provided to the utility room, which has additional room for household equipment and includes a WC.

On the first floor, there are three bedrooms and the family bathroom. The largest bedroom is positioned at the front of the property and has a wide bay window, radiator and space for bedroom furniture. The second bedroom is also a good-sized room with windows overlooking the rear or side aspect, while the third bedroom has a separate window and can accommodate bedroom furniture. The bathroom is fitted with a bath, pedestal wash basin and WC, with tiled walls around the bath and frosted windows providing natural light and privacy.

Externally, the front garden is enclosed by a low decorative wall and includes a paved area with planted sections. A shared driveway provides access to the rear of the property and the garage. The rear garden is mainly paved and enclosed by fencing and brick walls, with a brick-built outbuilding or garage providing storage and vehicle access. The garage includes an up-and-over door and windows, and the rear garden also has a gated side access.

The property is described as being in a town centre location in Clacton-on-Sea, providing access to the town's general shops, services, transport connections and other central amenities. Specific nearby places are not stated. The property has an Energy Performance Certificate rating of D and is within Council Tax Band C.



Energy rating

D

Certificate number

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