

Warwick Road, Clacton-on-sea, CO15 3BY

OFFERS OVER £190,000

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

This beautifully renovated two-bedroom Victorian home in Clacton-on-Sea is offered in turn-key condition and is ideally located within walking distance of the town centre and local amenities. A video tour is available, and an early viewing is highly recommended.

The heart of this home is the impressive open-plan Kitchen/Living/Diner, measuring a generous 8.31m x 5.05m (27'3" x 16'7"). This versatile space is perfect for modern living, boasting ample room for relaxation and dining, complemented by a contemporary kitchen. The property benefits from gas central heating and double glazing throughout for comfort and efficiency.

Upstairs, you'll find two well-proportioned bedrooms. Bedroom One is spacious at 5.03m x 3.71m (16'6" x 12'2"), while Bedroom Two offers a comfortable additional space at 3.68m x 2.79m (12'1" x 9'2"). These are served by a modern Bathroom, measuring 2.79m x 2.08m (9'2" x 6'10").

Externally, the property includes a single Garage at 6.17m x 2.51m (20'3" x 8'3") and a private garden, providing valuable outdoor space. Its superb location offers easy access to local transport and the town center. As sole agents, we highly recommend an early viewing, a video tour is available.

Entrance Hall - 4.67m x 1.57m (15'4" x 5'2")

Kitchen/Living/Diner - 8.31m x 5.05m (27'3" x 16'7")

Landing

Bedroom One - 5.03m x 3.71m (16'6" x 12'2")

Bedroom Two - 3.68m x 2.79m (12'1" x 9'2")

Bathroom - 2.79m x 2.08m (9'2" x 6'10")

Garage - 6.17m x 2.51m (20'3" x 8'3")

Material information for this property:
Tenure is Freehold.
Council Tax Band B
EPC Rating C
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 - No

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.

Tenure: Freehold

Property Type: End of Terrace House

- Sole Agents
- Video Tour Available
- Fully Renovated
- Two Bedrooms
- Kitchen/Living/Diner 27'3" x 16'7"
- Garage 20'3" x 8'3"
- Gas Central Heating
- Double Glazed
- Viewing Recommended
- Walking Distance To Town Centre


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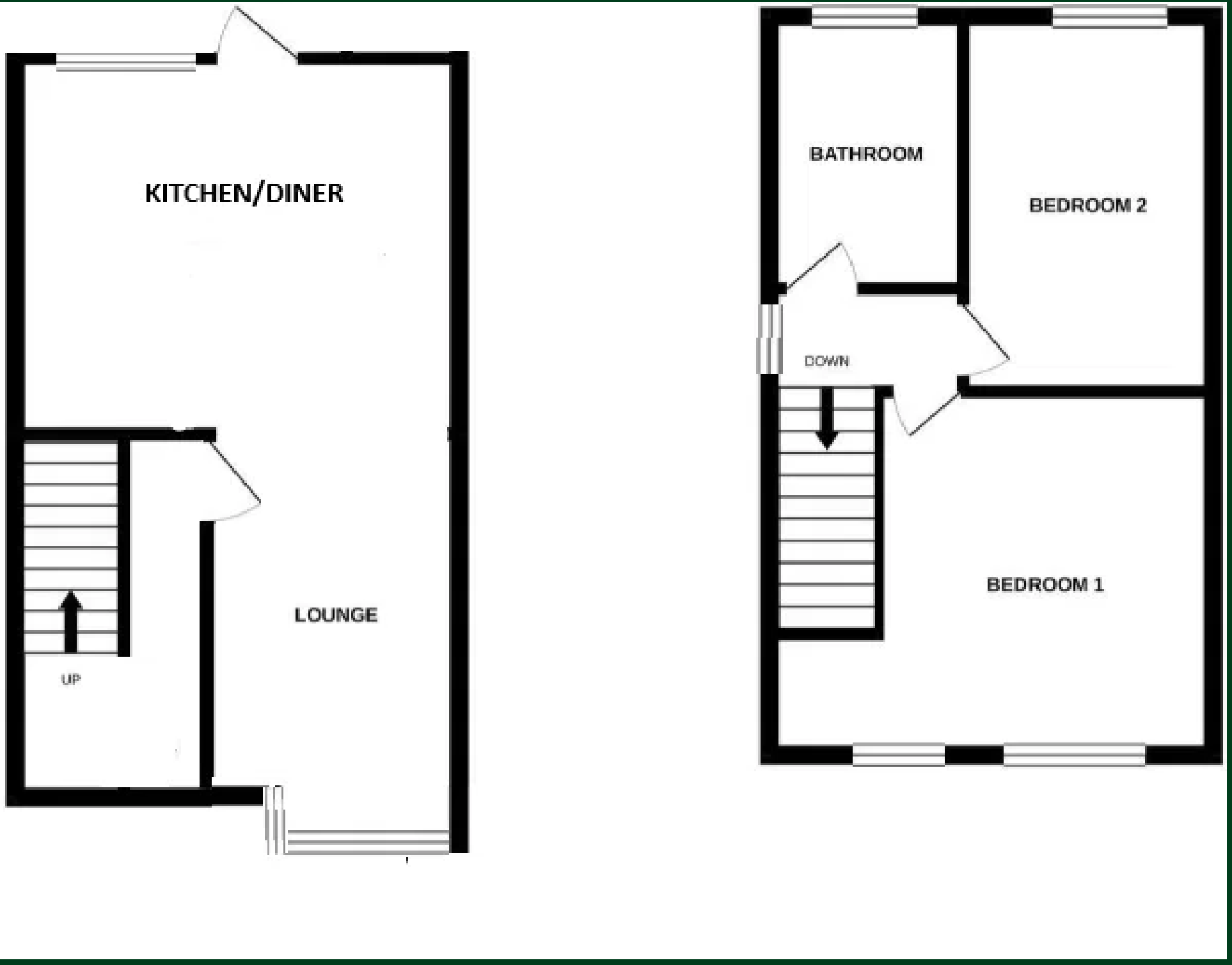

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KITCHEN/DINER
LOUNGE
UP
BATHROOM
BEDROOM 2
DOWN
BEDROOM 1