



Greenacres, Clacton-on-Sea, Essex, CO15 6LZ

Clacton-on-Sea

£265,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Blake & Thickbroom are pleased to be offering for sale this three bedroom detached house situated on the highly regarded Greenacres development, built in the 1990s. The property benefits from a Westerly facing rear garden, garage, off road parking and is located within easy reach of local shopping facilities, HIGH SCHOOL Catchment and bus route to Clacton's town centre.

FIRST FLOOR: BEDROOM ONE: 3.51m x 3.07m (11'6 x 10'1) Radiator. Two fitted wardrobes. Replacement double glazed bay window to front.

BEDROOM TWO: 3.07m x 2.64m (10'1 x 8'8) Radiator. Fitted wardrobe. Replacement double glazed window to rear.

BEDROOM THREE: 2.62m x 2.51m (8'7 x 8'3) Radiator. Replacement double glazed window to front.

SHOWER ROOM: 2.44m x 1.98m (8'0 x 6'6) Refitted shower room comprising of shower tray with electric shower, pedestal hand wash basin, low level WC. Heated towel rail. Fully tiled walls. Replacement double glazed window to rear.

FIRST FLOOR LANDING: Loft access. Airing cupboard. Doors to all rooms. Stairs to ground floor.

ENTRANCE PORCH: Replacement double glazed entrance door to entrance porch. Radiator. Window to side.

LOUNGE: 4.42m x 3.2m (14'6 x 10'6) Radiator. Electric fire with wooden base and surround. Replacement double glazed window to front. Access to dining area.

DINING ROOM: 2.77m x 2.44m (9'1 x 8'0) Radiator. Replacement double glazed French style doors to conservatory. Access to kitchen.

KITCHEN: 2.79m x 2.34m (9'2 x 7'8) Recently refitted with a range of high gloss finish cream coloured units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, wall mounted boiler, low level oven, electric hob, extractor hood above. Part tiled walls. Replacement double glazed window to rear.

CONSERVATORY: 2.97m x 2.74m (9'9 x 9'0) Of brick based construction. Radiator. Panelled roof. Double glazed aspects to sides and rear. French style doors to rear garden and door to side.

OUTSIDE: Block paved driveway to the front of the property affording access for several vehicles, further access to garage (15'8 x 7'10) with up and over door, power and light connected, service door to house. Flower bed adjacent to the house, side access leading to rear garden. The rear garden has block paving adjacent to the house, wooden storage shed to remain. The rest of the garden is mostly laid to lawn and benefitting from a Westerly facing aspect, variety of shrubs, partially retained by wooden panelled fencing.

Brochures

Tenure: Freehold

Property Type: Detached House

- THREE BEDROOMS
- 14'6 x 10'6 LOUNGE
- 9'1 x 8' DINING AREA
- 9'2 REFITTED KITCHEN
- 9'9 x 9' CONSERVATORY
- REFITTED SHOWER ROOM
- GAS HEATING
- DOUBLE GLAZING
- GARAGE & OFF ROAD PARKING
- WESTERLY FACING REAR GARDEN

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

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 - 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.





