


Hampstead Avenue, Clacton-on-sea, CO16 7JF

£260,000

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

Blake & Thickbroom are delighted to be offering for sale this appealing three-bedroom mid-terraced home, offering well-proportioned accommodation, a practical layout and the added benefit of an en-suite to the principal bedroom.

The ground floor welcomes you with a generously proportioned lounge, providing an inviting space in which to relax and unwind. A separate dining room offers an ideal setting for family dining and entertaining, complemented by a modern fitted kitchen, designed to cater for the demands of everyday living.

To the first floor, the property continues to impress with three bedrooms, including a principal bedroom benefitting from its own private en-suite facilities, adding an extra touch of convenience and comfort.

Externally, the property benefits from a garage and private driveway, providing valuable off-road parking and additional storage.

Ideally positioned within a peaceful cul-de-sac setting, the home is conveniently located within walking distance of local schools and bus routes, making it an attractive proposition for families, first-time buyers and those seeking a well-connected residential location.

**Entrance Hall**

**Lounge** - 4.83m x 3.71m (15'10" x 12'2")

**Dining Room** - 2.95m x 2.44m (9'8" x 8'0")

**Kitchen** - 2.92m x 2.16m (9'7" x 7'1")

**Bedroom One** - 3.05m x 2.84m (10'0" x 9'4")

**Ensuite** - 2.57m x 1.19m (8'5" x 3'11")

**Bedroom Two** - 3.25m x 2.54m (10'8" x 8'4")

**Bedroom Three** - 2.36m x 2.13m (7'9" x 7'0")

**Bathroom** - 1.98m x 1.93m (6'6" x 6'4")

**Garden** -

**Garage** -

**Tenure:** Freehold

**Property Type:** Terraced House

- VIDEO TOUR AVAILABLE!
- THREE BEDROOM MID TERRACE HOUSE!
- 15'10 x 12'2 LOUNGE!
- 9'8 x 8'0 DINING ROOM!
- 9'7 x 7'1 MODERN FITTED KITCHEN!
- ENSUITE OFF BEDROOM ONE!
- GARAGE & DRIVEWAY!
- CUL-DE-SAC LOCATION!
- WALKING DISTANCE TO LOCAL SCHOOL & BUS ROUTES!
- SOLE AGENTS!

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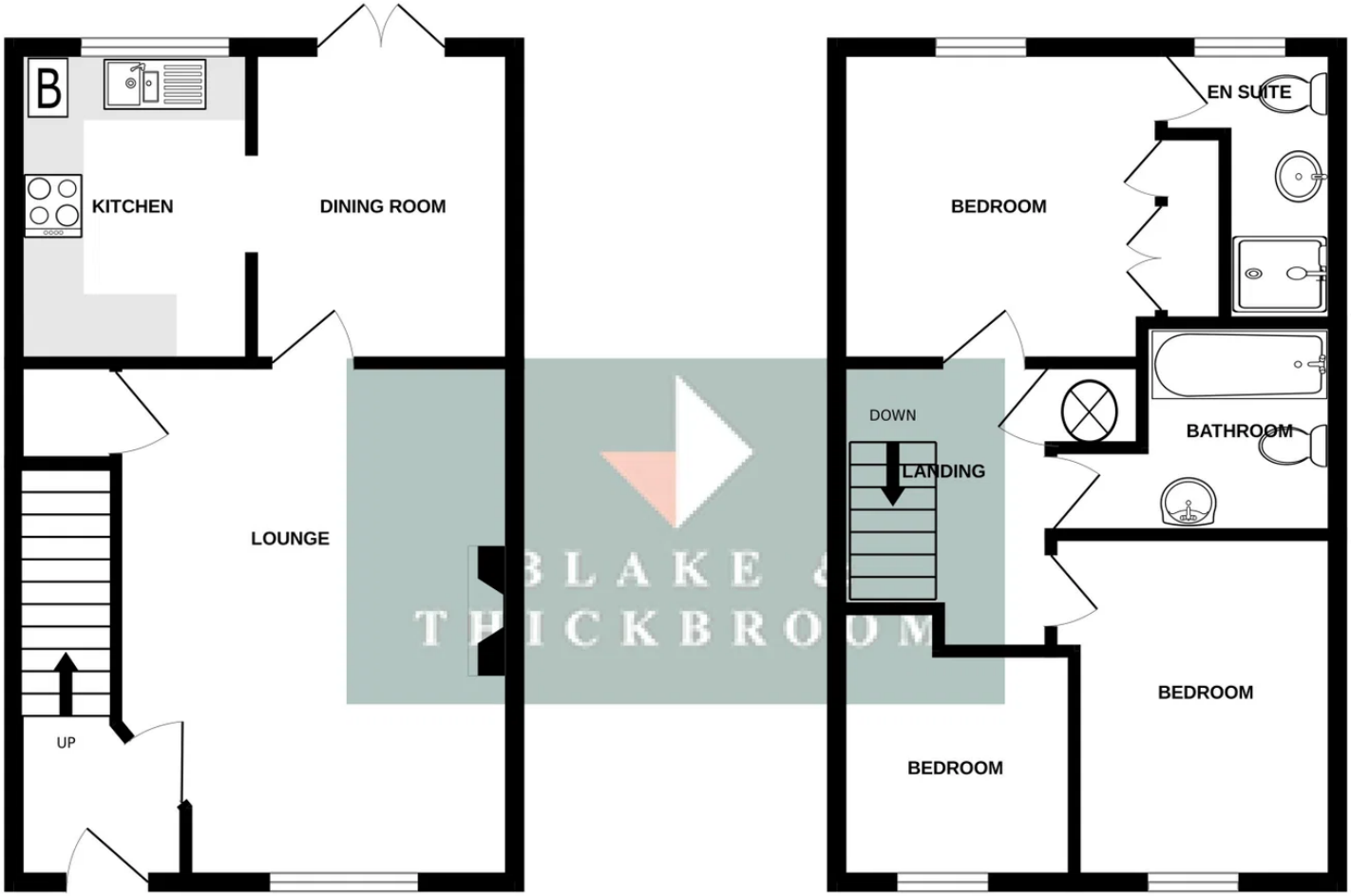

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GROUND FLOOR

1ST FLOOR




HAMPSTEAD AVENUE, CLACTON-ON-SEA, ESSEX, CO16 7JF

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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