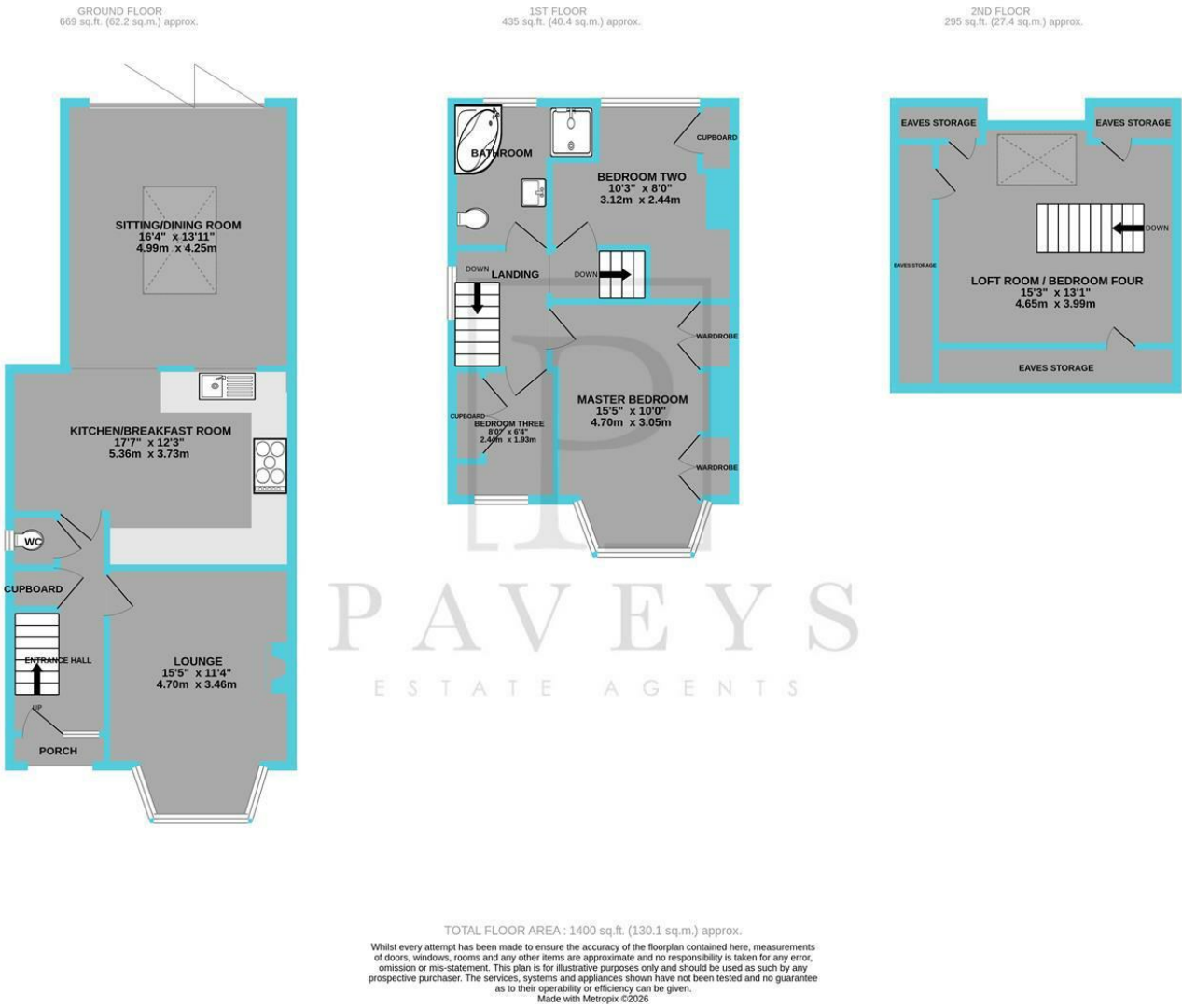




176, London Road
Clacton-On-Sea, CO15 4DU

Guide price £325,000 Freehold

GUIDE PRICE £325,000-£350,000 New to the market is this EXTENDED 1930'S SEMI DETACHED FAMILY HOME with BEAUTIFULLY ESTABLISHED GARDEN & AMPLE PARKING positioned in the popular Great Clacton area. This super family home offers a wealth of space making it perfect for families. Key features include a formal lounge, spacious kitchen, sitting room/dining room with roof lantern and bi fold doors to the garden. On the first floor are two double bedrooms, a smaller third bedroom and family bathroom. A staircase leads from the first floor to a converted loft space which serves as a fourth bedroom. The beautiful rear garden has a vegetable plot and is stocked with established planting. The property is perfectly positioned for access to the A133. Cann Hall Primary School, shops, supermarkets and local amenities are all within easy rear. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

STORM PORCH

Quarry tiled front step, double glazed entrance door with full height double glazed side panel to entrance hall.

ENTRANCE HALL

Coved ceiling, laminate flooring, under stairs storage cupboard, stair flight to first floor, radiator.

CLOAKROOM

Double glazed window to side, white suite comprising of low level W/C, wash hand basin, exposed floor boards.

LOUNGE 15'5 x 11'4 (4.70m x 3.45m)

Double glazed bay window to front, coved cand textured ceiling, feature fireplace with inset log burner, slate hearth, wooden beam mantle, fitted carpet, radiator.

KITCHEN BREAKFAST ROOM 17'7 x 12'3 (5.36m x 3.73m)

Smooth and coved ceiling with spot lights, matching high gloss over and under counter units, feature display cabinet, marble effect roll edged work tops, tiled splash backs, ceramic sink and drainer with mixer tap, built in dishwasher, space for washing machine, range style oven to remain, space for fridge freezer, under plinth lighting, wall mounted boiler (N/T), laminate flooring, open plan to

SITTING ROOM / DINING ROOM 16'4 x 13'11 (4.98m x 4.24m)

Double glazed roof lantern, aluminium bi-folding doors to rear garden, smooth and coved ceiling with spot lights, laminate flooring, radiator.

LANDING

Double glazed window to side, coved and textured ceiling, stair flight to second floor, newly fitted carpet.

MASTER BEDROOM 15'5 x 10' (4.70m x 3.05m)

Double glazed bay window to front, smooth and coved ceiling, two built in double wardrobes, fitted carpet, radiator.

BEDROOM TWO 10'3 x 8'0 (3.12m x 2.44m)

Double glazed window to rear, smooth and coved ceiling, built in cupboard, newly fitted carpet, radiator.

BEDROOM THREE / DRESSING ROOM 8'0 x 6'4 (2.44m x 1.93m)

Double glazed window to front, coved and textured ceiling, built in double cupboard, fitted carpet radiator. (if the built in cupboard was removed, it could be reinstated into a bedroom).

BATHROOM

Double glazed window to rear, smooth ceiling with spot lights, modern white suite comprising of low level W/C, vanity wash hand basin, corner bath with mixer taps, enclosed shower cubicle with wall mounted shower, fully tiled walls and floor, towel rail.

SECOND FLOOR LOFT ROOM / BEDROOM FOUR 15'3 x 13'1 (4.65m x 3.99m)

Double glazed Velux window, fitted carpet, ample eaves storage.

OUTSIDE FRONT

Generous gravel driveway providing ample off road parking, flower and shrub borders, gated access to rear garden.

OUTSIDE REAR

A beautiful, well tendered garden, predominantly laid to lawn and stocked with a vast selection of plants, flowers and shrubs. To the rear of the garden is an established vegetable garden with raised beds and established tree. 2 x timber sheds, green house, exterior lighting, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.