



BLAKE &
THICKBROOM



Anchor Road, Clacton-on-Sea, Essex, CO15 1HP

Clacton-on-Sea

Offers Over
£190,000

Blake & Thickbroom are pleased to offer for sale this semi-detached house, conveniently located within easy walking distance of Clacton town centre and the Waterglade Shopping Park. Major supermarket outlets are literally just around the corner, while a primary school, doctor's surgery, nursery and St James Church are situated within approximately 1/4 mile. The property further benefits from monitored permit parking, which helps ease the usual parking concerns associated with town centre living. A viewing is highly recommended to fully appreciate the size and exceptional convenience of this well-positioned property.

ENTRANCE LOBBY: Double doors to entrance lobby. Further wooden entrance door to entrance hall.

ENTRANCE HALL: Radiator, stair flight to first floor with storage cupboard under. Door to dining room.

DINING ROOM: 3.15m x 2.49m (10'4 x 8'2) - Open plan access to lounge. Fitted display cabinet and cupboard unit. Sliding door to kitchen. Further double doors to breakfast area.

LOUNGE: 3.99m x 3.18m (13'1 x 10'5) - Brick open fireplace with tiled hearth, radiator, double glazed bay window to front.

KITCHEN/BREAKFAST ROOM: 4.62m x 4.57m (15'2 x 15'0) - L Shaped. Kitchen area is fitted with laminated fronted units comprising laminated work surfaces with inset single drainer sink unit. Range of eye level cupboards. Windows to side and rear. Further door to lean to/conservatory.

CONSERVATORY: 2.59m x 1.27m (8'6 x 4'2) - Window and door to rear, further door to lobby. Access to ground floor WC. We understand the roof was replaced and the area redecorated January 2026

GROUND FLOOR CLOAKROOM: Fitted with a low level WC.

FIRST FLOOR LANDING: Radiator, built in linen cupboard. Doors to bedroom and bathroom.

BEDROOM ONE: 3.51m x 3.15m (11'6 x 10'4) - Radiator, double glazed window to front. Further door to walk in wardrobe with additional double glazed window to front.

BEDROOM TWO: 3.12m x 2.77m (10'3 x 9'1) - Radiator, wall mounted gas boiler. Double glazed window to rear.

BATHROOM: White suite comprising paneled bath with wall mounted shower unit over and shower screen. Vanity wash basin, low level WC, radiator. Double glazed window to rear.

OUTSIDE: Small frontage retained by picket fencing and laid with slate chippings. Pedestrian access to the side of the property to the rear garden. The rear garden is lawned with well stocked flower and shrub borders. Timber workshop, with power connected, situated to the foot of the garden.

Brochures

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: D

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Yes

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

Property Type: Semi Detached House

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

- TWO BEDROOMS
- 13'1 x 10'5 LOUNGE WITH OPEN FIRE
- 10'4 x 8'2 DINING ROOM
- 15'2max x 15'0 max KITCHEN/BREAKFAST ROOM (L shaped)
- GROUND FLOOR WC
- FIRST FLOOR SHOWER ROOM
- GAS HEATING (not tested)
- DOUBLE GLAZING
- WALKING DISTANCE OF TOWN CENTRE AND SUPERMARKETS
- VIEWING RECOMMENDED





