



BLAKE &  
THICKBROOM



**Hayes Road, Clacton-on-Sea, Essex, CO15 1TU**

**Clacton-on-Sea**

**£240,000**

Blake & Thickbroom are pleased to be offering for sale this spacious four bedroom mid terraced home which is ideally located just a short walk from Clacton's town centre, train station and the beautiful seafront offering the perfect blend of convenience and coastal living. The property also benefits from ample off road parking with EV charging point. Sole Agents.

**BEDROOM ONE:** 3.33m x 3.2m (10'11 x 10'6) Radiator, replacement double glazed window to front. Door to bedroom four.

**BEDROOM TWO:** 3.56m x 2.97m (11'8 x 9'9) Radiator, replacement double glazed window to rear.

**BEDROOM THREE:** 3.35m x 3.23m (11'0 x 10'7) Radiator, replacement double glazed window to rear.

**BEDROOM FOUR:** 3.15m x 1.57m (10'4 x 5'2) Radiator, replacement double glazed window to front. Door to bedroom one

**SHOWER ROOM:** Low level WC, vanity hand wash basin, corner shower unit with shower attachment. Radiator, part tiled walls, replacement double glazed window to side.

**SEPARATE WC:** Low level WC, vanity hand wash basin, replacement double glazed window to side.

**FIRST FLOOR LANDING:** two access to loft, doors to all rooms. Stairs to ground floor.

**ENTRANCE PORCH:** Replacement double glazed entrance door to entrance porch. Entrance door to entrance hall.

**ENTRANCE HALL:** Radiator, stairs to first floor with storage cupboard under. Doors to ground floor shower room and dining room.

**GROUND FLOOR SHOWER ROOM:** Fitted with a low level WC, vanity hand wash basin, shower unit with shower attachment, heated towel rail, part tiled walls, extractor fan.

**DINING ROOM:** 3.33m x 3.23m (10'11 x 10'7) Radiator, replacement double glazed door to garden.

**LOUNGE:** 4.17m x 3.76m (13'8 x 12'4) Radiator, gas fire, replacement double glazed window to front.

**KITCHEN:** 5.99m x 3.51m (19'8 x 11'6) Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer tap. Cupboards, drawers and storage space under, range of matching eye level cupboards. Part tiled walls, two replacement double glazed windows to side. replacement double glazed door to rear garden.

**CONSERVATORY:** 3.1m x 2.74m (10'2 x 9'0) Brick base construction with panelled roof, windows to sides, replacement double glazed french style doors to rear garden.

**OUTSIDE:** Westerly facing with decking area adjacent to the house, the rear garden is enclosed by panel fencing. To the front of the property is driveway providing off road parking, EV charging point.

**Property Type:** Terraced House

**Bedrooms:** 4 | **Bathrooms:** 2 | **Receptions:** 2

- VIDEO TOUR AVAILABLE
- SOLE AGENTS
- FOUR BEDROOMS
- 13'8 x 12'4 LOUNGE
- 19'8 x 11'6 KITCHEN
- 10'11 x 10'7 DINING ROOM
- TWO SHOWER ROOMS
- EV CHARGING POINT
- AMPLE OFF ROAD PARKING
- CLOSE TO TOWN CENTRE

Material information for this property

Tenure is Freehold. Council Tax Band: C. 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: No

Non standard property 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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