



BLAKE &
THICKBROOM



Cotswold Road, Clacton on Sea CO15 3RS

£230,000

This charming three-bedroom home on Cotswold Road offers comfortable and versatile living, complete with a conservatory and off-road parking, all available with no onward chain.

Upon entering, you are greeted by an inviting entrance hall with stairs leading to the upper floors. The heart of the home features a 4.17m x 3.28m (13'8" x 10'9") lounge, providing an ideal space for relaxation. The well-proportioned 4.27m x 2.9m (14'0" x 9'6") kitchen diner, complete with an integrated hob and oven, leads seamlessly into the bright 4.27m x 2.87m (14'0" x 9'5") conservatory, which offers views over the rear garden. A convenient ground floor WC with a white suite adds to the practicality of the downstairs layout.

Ascending to the first floor, you will find two comfortable bedrooms; bedroom one measures 3.61m x 2.44m (11'10" x 8'0") and bedroom two is 3.51m x 2.44m (11'6" x 8'0"). The first floor is also home to the well-appointed family bathroom. The third bedroom, a spacious 3.56m x 3.25m (11'8" x 10'8"), is privately situated on the second floor, offering a tranquil retreat.

Further benefits include double glazing throughout, ensuring a warm and efficient home. Externally, the property boasts an approximate 55' rear garden with a paved patio area, perfect for outdoor enjoyment. The frontage provides hard standing, affording convenient off-road parking.

Situated in Clacton on Sea, the property benefits from easy access to local amenities and transport links. With no onward chain, this home is ready for its new owners. Viewing is highly recommended to appreciate all that this property has to offer.

Entrance Hall

Ground Floor WC

Lounge - 4.17m x 3.28m (13'8" x 10'9")

Kitchen Diner - 4.27m x 2.9m (14'0" x 9'6")

Conservatory - 4.27m x 2.87m (14'0" x 9'5")

Bedroom One - 3.61m x 2.44m (11'10" x 8'0")

Bedroom Two - 3.51m x 2.44m (11'6" x 8'0")

Bedroom Three - 3.56m x 3.25m (11'8" x 10'8")

First Floor Bathroom

Rear Garden - Approx 55' in length with paved patio area.

Property Type: Semi Detached House

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

- Three Bedrooms
- 13'8 Lounge
- 14' Kitchen Diner
- Conservatory
- Ground Floor WC
- First Floor Bathroom
- Double Glazing
- Off Road Parking
- No Onward Chain
- Viewing Recommended

Material information for this property.

Tenure is Freehold.

Council Tax Band B .

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 - No.

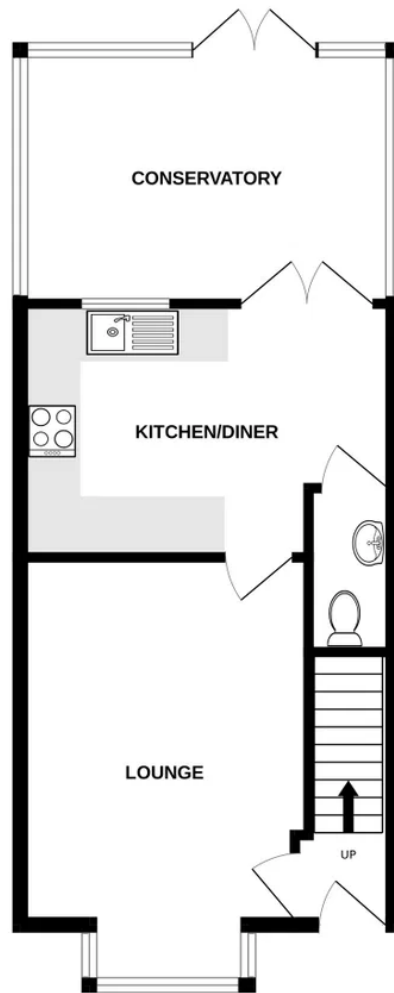
Non standard properties features to note - None.

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.

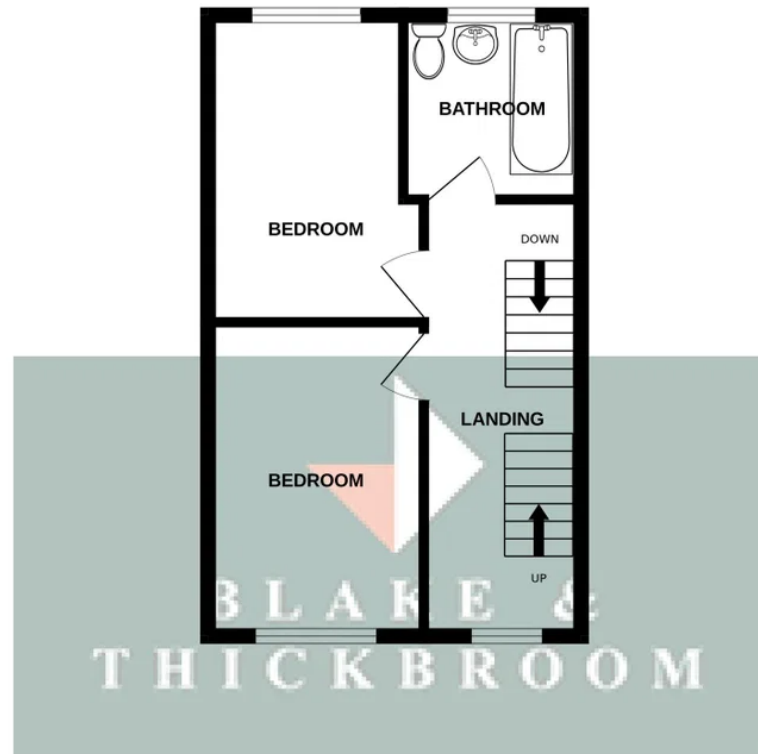




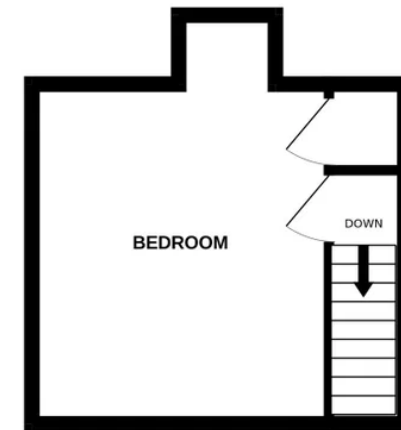
GROUND FLOOR



1ST FLOOR



2ND FLOOR



COTSWOLD ROAD, CLACTON-ON-SEA, ESSEX, CO15 3RS

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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