



DESCRIPTION:**NO ONWARD CHAIN**

Blake & Thickbroom are pleased to be offering for sale this three bedroom, three receptions 1930's semi detached house situated within a short walk of Clacton's seafront and located on the outskirts of town center. Not only does the property offer character but offers generous living space throughout and is an ideal purchase for those seeking a traditional home with fantastic potential. One of the standout features is this substantial rear garden measuring in excess of 130' and an internal viewing is recommended to fully appreciate the accommodation being offered for sale.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade West. Take the fourth turning on the right into Tower Road. Next left into Freeland Road. Proceed a short distance and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

* NO ONWARD CHAIN * THREE FIRST FLOOR BEDROOMS *

* SEPARATE WC * BATHROOM * 17'10 x 12'10 into bay recess LOUNGE *

* 9'4 x 8'5 OFFICE * 20'5 x 7'6 CONSERVATORY *

* 22'10 x 11'5 KITCHEN/DINER * GAS HEATING *

* SUBSTANTIAL REAR GARDEN IN EXCESS OF 130' * OFF ROAD PARKING *

*

FIRST FLOOR: BEDROOM ONE: 17'10 (5.44m) x 12'10 (3.91m)

Radiator, replacement double glazed bay window to front.

BEDROOM TWO: 12'10 (3.91m) x 11'11 (3.63m)

Radiator, single glazed sash window to rear.

BEDROOM THREE: 9'0 (2.74m) x 8'5 (2.57m)

Radiator, fireplace, single glazed sash window to rear.

SEPARATE WC:

Fitted with low level WC, single glazed window to side.

BATHROOM:

Stand alone bath, vanity hand wash basin with cupboard under, radiator, replacement double glazed window to front.

FIRST FLOOR LANDING:

Access to loft, doors to all rooms. Single glazed window to side. Stair flight to ground floor.

ENTRANCE HALL:

Wooden entrance door to entrance hall, radiator, stairs to first floor with under stairs storage, boiler cupboards. Doors to all rooms.

LOUNGE: 17'10 (5.44m) x 12'10 (3.91m)

Radiator, fireplace, replacement double glazed bay window to front.

OFFICE AREA: 9'4 (2.84m) x 8'5 (2.57m)

Fireplace, vanity hand wash basin, access to conservatory.

CONSERVATORY: 20'5 (6.22m) x 7'6 (2.29m)

brick base construction, panelled roof, double glazed aspects to side and rear, tiled flooring, access to kitchen. Door to garden.

KITCHEN/LIVING/DINER: 22'10 (6.96m) x 11'5 (3.48m)

Kitchen comprises wooden effect fronted units with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under. Range of eye level cupboards. Fitted double oven, electric hob with extractor hood above. Integrated dish washer. Fireplace, radiator, fully tiled flooring, part tiled walls. Access to utility area.

UTILITY ROOM:

Laminated rolled edge work surfaces, cupboard under and above. Plumbing for washing machine and dryer. Door to wet room. Single glazed window and door to rear.

WET ROOM:

Fitted with low level WC, vanity hand wash basin, shower attachment, radiator, fully tiled walls, extractor fan, access to loft, single glazed windows to rear.

OUTSIDE:

To the front of the property is block paved driveway providing off street parking. Decked side access leading to rear garden. The rear garden measures in excess of 130' Paved areas adjacent to the property. The garden enjoys three segments, paved area, lawned area and an allotment area which all have a variety of shrubs and trees. Numerous outbuildings and the garden is partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

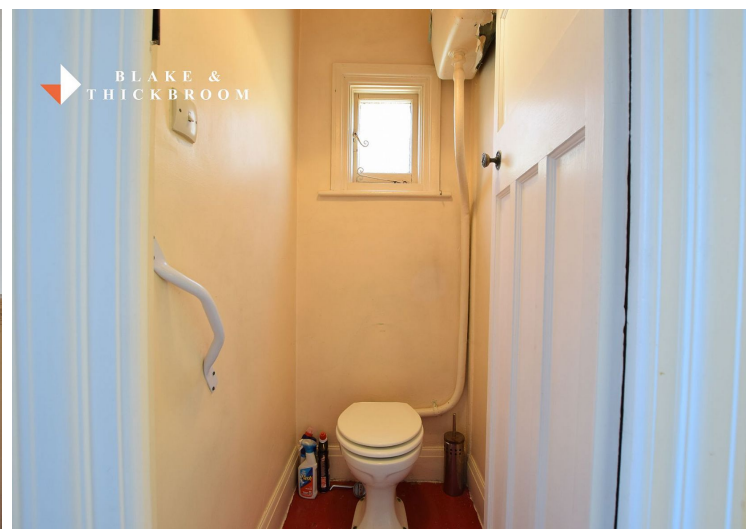
Sewerage type: Mains

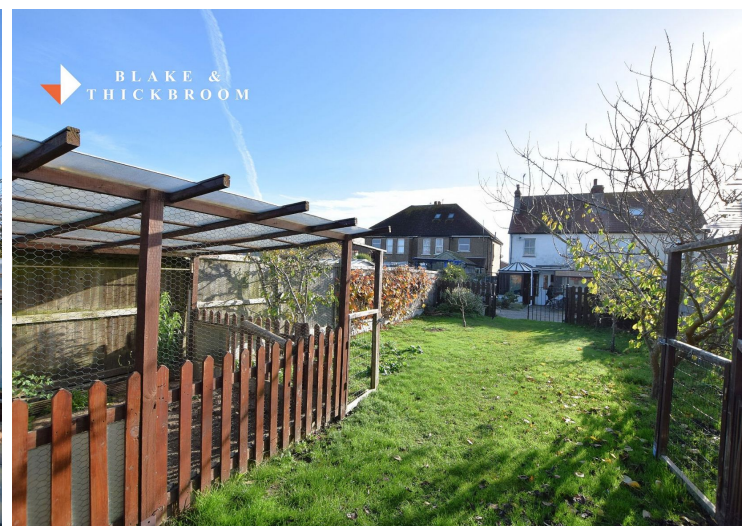
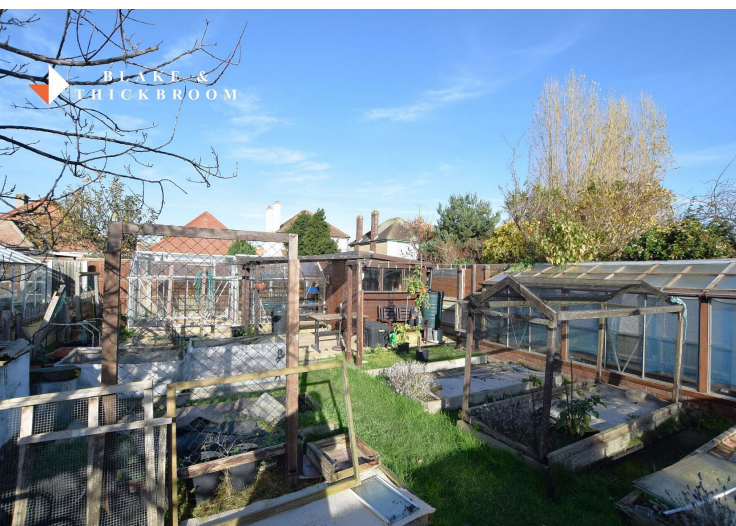
Telephone and broadband coverage: Yes but currently disconnected

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

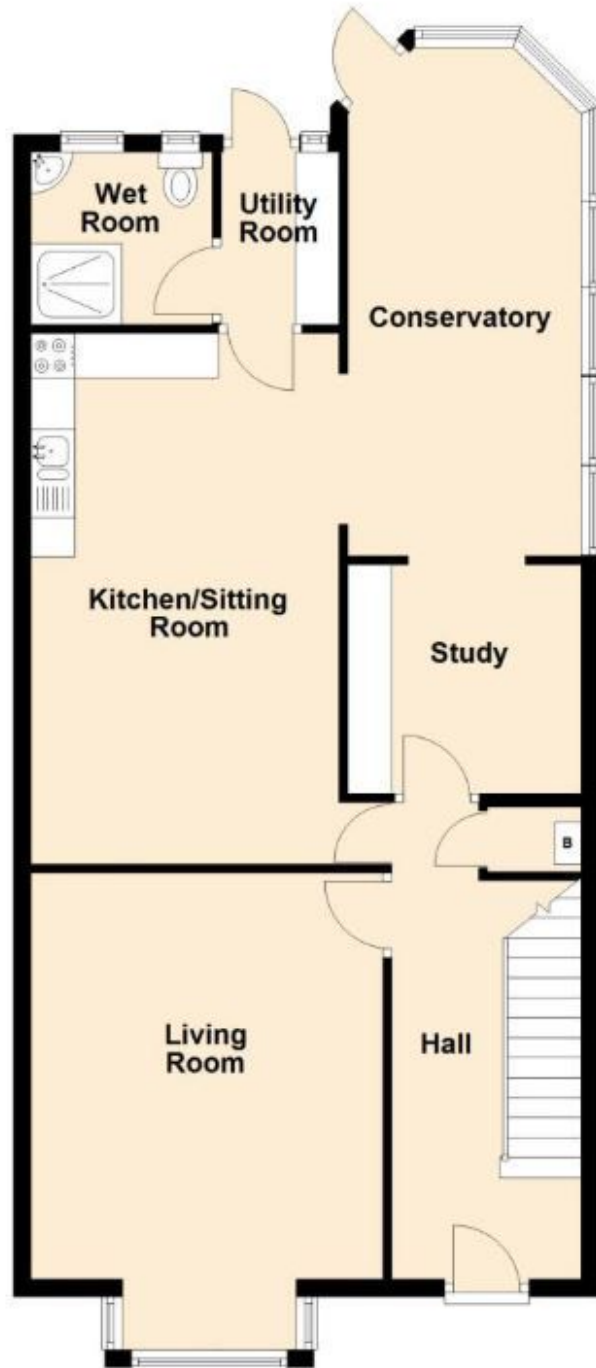
Non standard property features to note: None





Ground Floor

Approx. 84.2 sq. metres (906.9 sq. feet)



First Floor

Approx. 53.7 sq. metres (577.7 sq. feet)

