



BLAKE &
THICKBROOM



Gilders Way, Clacton-on-Sea, Essex, CO16 8UB

Clacton-on-Sea

£175,000

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NO ONWARD CHAIN!

Blake & Thickbroom are delighted to be offering for sale this chain free deceptively spacious two bedroom mid terraced house. The property is conveniently situated within walking distance of local shops at Bockings Elm including a chemist, post office, One Stop store and easy access to local primary and high schools and bus routes to Clacton's town center. A viewing is highly recommended to avoid missing out.

Agent Notes:

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Unknown

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

ENTRANCE PORCH

Entrance door to entrance porch. Entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor. Doors to all rooms.

KITCHEN

2.95m x 2.67m (9'8 x 8'9)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards and drawers under, range of eye level cupboards. Integrated oven with four ring electric hob, extractor fan above. Storage cupboard with immersion tank and gas warm air boiler unit. Replacement double glazed window to front.

LOUNGE

4.5m x 3.96m (14'9 x 13'0)

Replacement double glazed sliding door to garden.

FIRST FLOOR LANDING

Access to loft, doors to bedrooms and bathroom.

BEDROOM ONE

4.47m x 3.02m (14'8 x 9'11)

Replacement double glazed window to rear.

BEDROOM TWO

2.72m x 2.51m (8'11 x 8'3)

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