



Nicholls Way, Clacton-On-Sea, CO16 8GJ

£1,275 Per month



Some More Information

The entrance door leads into the hallway with a ground floor cloakroom and stairs rising to the first floor. To the front of the property is the sitting room, whilst to the rear the kitchen overlooks the garden and provides space for dining with a door opening onto the patio.

Upstairs there are two genuine double bedrooms, with the principal bedroom benefiting from an en suite shower room. A separate family bathroom serves the second bedroom. The property is presented in good decorative order throughout and is available for immediate occupation.

Location

Nicholls Way is located on the North western side of Clacton-on-Sea, offering straightforward access to the Town Centre, supermarkets and Clacton railway station. A number of schools, local shops and open green spaces are also within easy reach, making it a convenient location for both commuters and families.

Externally

The property is approached via a pathway leading to the entrance door, with off-road parking located to the side of the house.

The south facing rear garden is mainly laid to lawn with a patio area adjoining the rear of the property, providing space for outdoor seating and dining. The garden is enclosed by timber fencing with gated side access.

W/C

4'5" x 4'3" (1.37m x 1.30m)

Lounge

14'11" x 10'0" (4.57m x 3.05m)

Kitchen / Diner

13'5" x 8'7" (4.11m x 2.62m)

Bedroom One

10'9" x 10'4" (3.30m x 3.15m)

Ensuite

8'3" x 4'5" (2.54m x 1.35m)

Bedroom Two

13'6" x 8'0" (4.14m x 2.44m)

Bathroom

6'11" x 6'0" (2.13m x 1.83m)

Services

Council Tax Band - B

Local Authority - Tendring District Council

EPC - C

Gas Central Heating

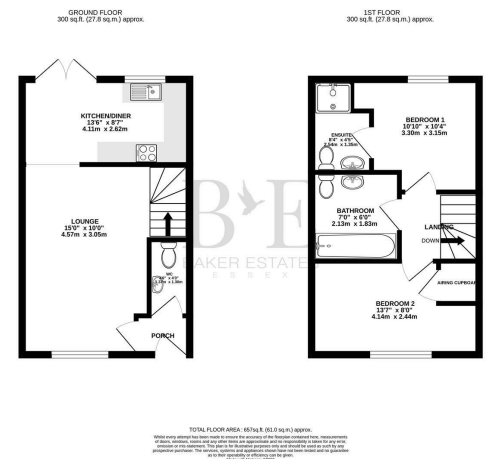
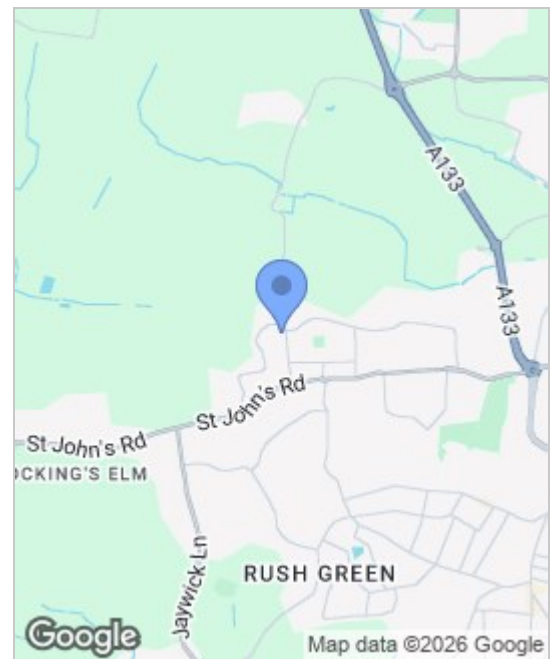
Mains Electric

Mains Water

Mains Drainage

Broadband Availability - Ultrafast broadband via Lightspeed Broadband, Full Fibre, Openreach, CityFibre with speeds to 5500mbs (June 2026).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE (details obtained from Ofcom Mobile and Broadband Checker) – June 2026.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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