



BLAKE &
THICKBROOM

Walnut Way, Clacton-on-sea, CO15 2BT

£240,000

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 2

Blake & Thickbroom are pleased to be offering for sale this well proportioned four-bedroom townhouse. Offering an impressive blend of space, comfort and practicality.

At the heart of the home is a generous lounge, providing an elegant and inviting setting for both everyday living and entertaining. The kitchen offers a functional layout with ample workspace, perfectly suited to modern lifestyles.

The property further benefits from double glazing and electric heating, ensuring comfort throughout the seasons. Outside, the westerly-facing rear garden provides a private sun-filled retreat, ideal for relaxing and entertaining long into the evening.

Perfectly positioned within easy walking distance of a well-regarded primary school and a range of local shopping amenities, the home combines everyday convenience with an enviable lifestyle. The property also benefits from a garage and driveway, offering excellent parking and storage.

Entrance Hall

WC - 2.03m x 1.07m (6'8" x 3'6")

Study - 2.74m x 2.08m (9'0" x 6'10")

Bedroom Two - 3.73m x 2.67m (12'3" x 8'9")

Lounge - 4.39m x 3.86m (14'5" x 12'8")

Kitchen - 3.33m x 2.67m (10'11" x 8'9")

Bathroom - 2.39m x 2.08m (7'10" x 6'10")

Bedroom One - 4.14m x 3m (13'7" x 9'10")

Bedroom Three - 3.71m x 2.08m (12'2" x 6'10")

Bedroom Four - 2.74m x 2.67m (9'0" x 8'9")

Garden

Tenure: Freehold

Property Type: Terraced House

- VIDEO TOUR AVAILABLE!
- 4 BEDROOM TOWNHOUSE!
- 14'5 x 12'8 LOUNGE!
- 10'11 x 8'9 KITCHEN!
- ELECTRIC HEATING!
- DOUBLE GLAZING!
- WESTERLY FACING GARDEN!
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL & SHOPPING FACILITIES!
- GARAGE & DRIVEWAY!
- SOLE AGENTS!

Material information for this property.

Tenure is Freehold.

Council Tax Band - B.

EPC Rating - F.

Services Connected.

Electricity - Yes.

Gas - No.

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.

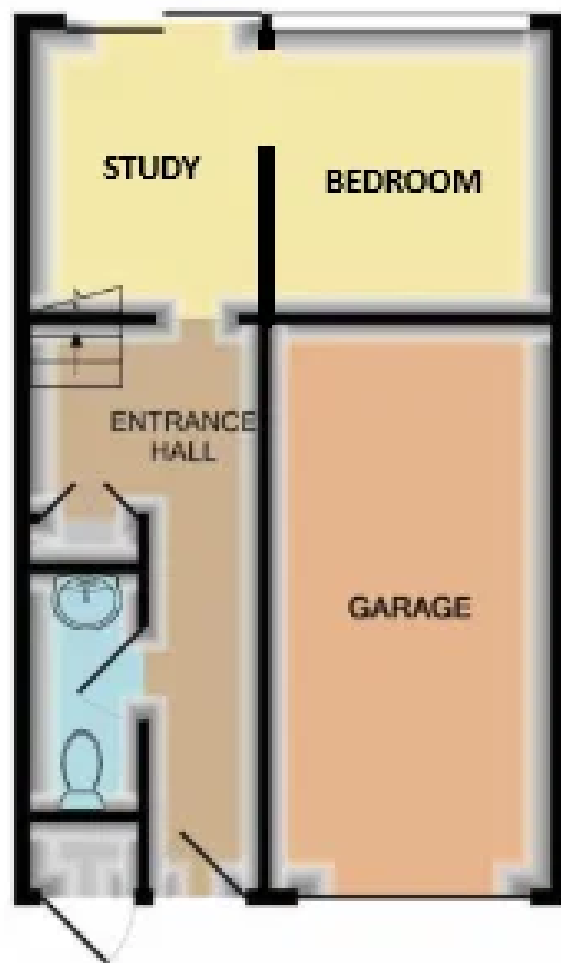
Any additional property charges - None.

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.



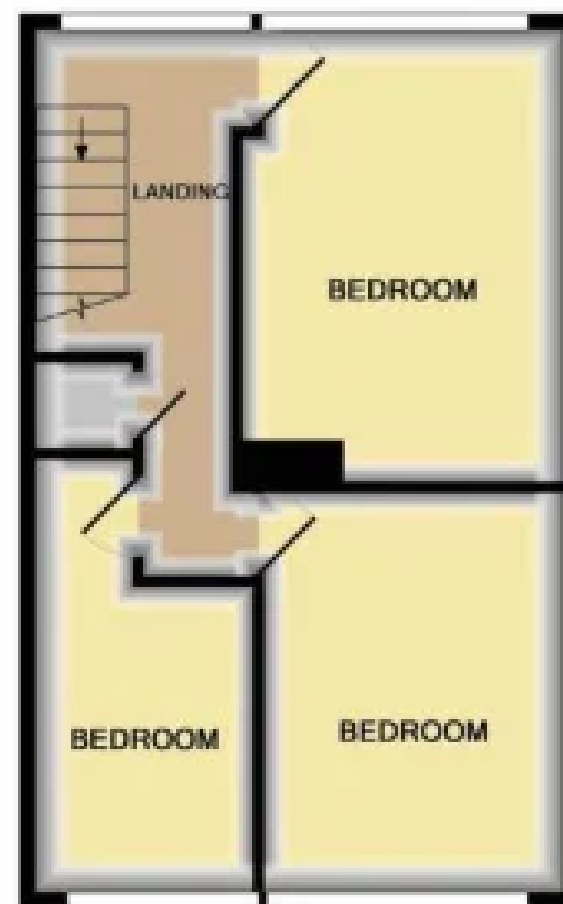




GROUND FLOOR



1ST FLOOR



2ND FLOOR