

Carrs Road, Clacton-on-sea, CO15 3EU

Clacton-on-sea

£220,000

This refurbished three-bedroom semi-detached house, offered with no onward chain, provides modern living spaces including a contemporary shower room and an en-suite, ideally situated on the outskirts of the town centre.

Upon entering through the entrance hall, measuring 3.25m x 0.91m (10'8" x 3'0"), you are led into the well-proportioned lounge. At 3.71m x 3.63m (12'2" x 11'11"), this inviting space offers comfortable living. The modern kitchen/diner, spanning 4.7m x 3.15m (15'5" x 10'4"), provides an excellent area for both cooking and dining.

Upstairs, accessed via the landing at 2.95m x 1.6m (9'8" x 5'3"), you will find three bedrooms. The principal bedroom, measuring 3.58m x 3.17m (11'9" x 10'5"), benefits from a modern en-suite, 2.29m x 1.5m (7'6" x 4'11"). Two additional bedrooms, 2.54m x 2.39m (8'4" x 7'10") and 2.41m x 2.13m (7'11" x 7'0"), offer versatile space. A modern shower room, 2.31m x 1.7m (7'7" x 5'7"), serves the remaining bedrooms.

Further benefits include gas central heating and mains electricity and water supplies, ensuring a comfortable home. Externally, the property boasts a west-facing rear garden, perfect for enjoying the afternoon sun, alongside a single garage measuring 5.16m x 2.49m (16'11" x 8'2") and the use of a convenient driveway for parking if a buyer put in a drop curb.

Its excellent location means you are within walking distance to local amenities, making daily life straightforward. A video tour is available to provide a comprehensive view of this appealing property.

Entrance Hall - 3.25m x 0.91m (10'8" x 3'0")

Lounge - 3.71m x 3.63m (12'2" x 11'11")

Kitchen Diner - 4.7m x 3.15m (15'5" x 10'4")

Landing - 2.95m x 1.6m (9'8" x 5'3")

Bedroom One - 3.58m x 3.17m (11'9" x 10'5")

Ensuite - 2.29m x 1.5m (7'6" x 4'11")

Bedroom Two - 2.54m x 2.39m (8'4" x 7'10")

Bedroom Three - 2.41m x 2.13m (7'11" x 7'0")

Shower Room - 2.31m x 1.7m (7'7" x 5'7")

Garage - 5.16m x 2.49m (16'11" x 8'2")

Material information for this property.
Tenure is Freehold.
Council Tax Band B.
EPC Rating D
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. 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.

Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

- Video Tour Available
- No Onward Chain
- Three Bedrooms
- Modern Shower Room
- Modern Ensuite
- Garage 16'11" x 8'2"
- Kitchen/Diner 15'5" x 10'4"
- Lounge 12'2" x 11'11"
- West Facing Rear Garden
- Gas Central Heating


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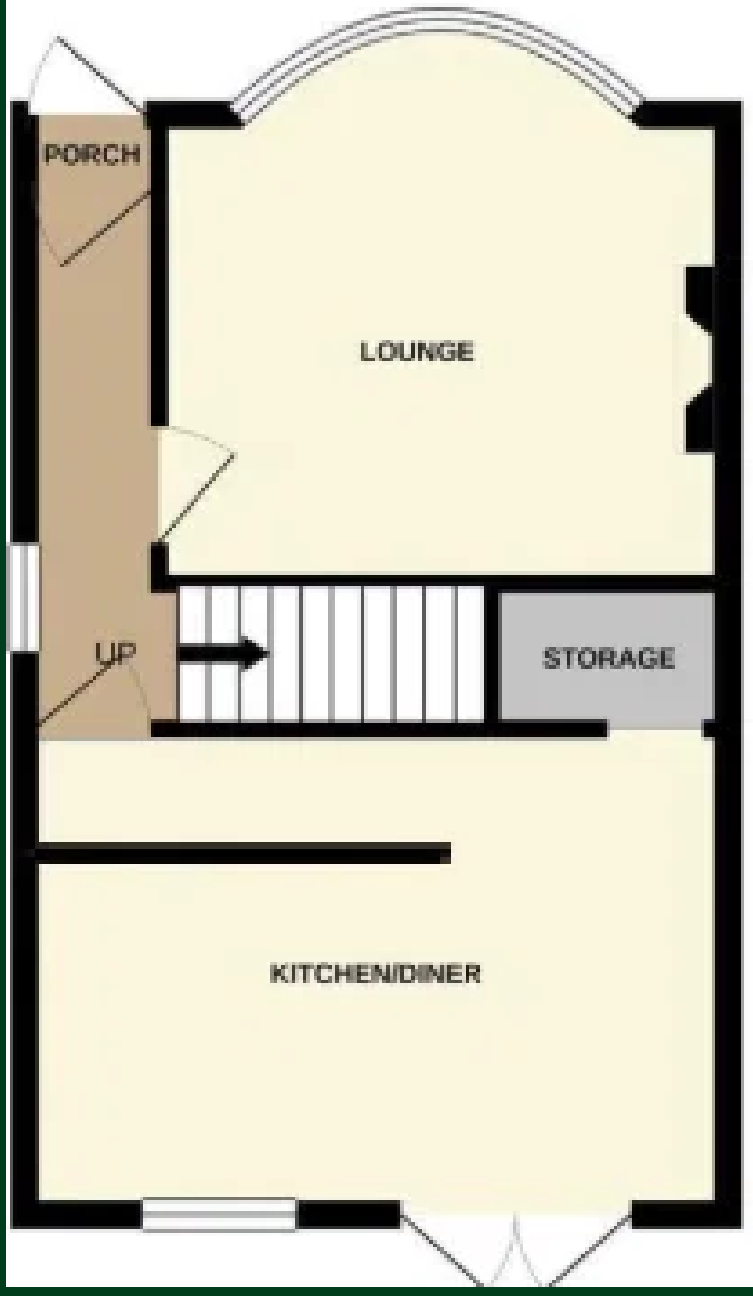

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GROUND FLOOR



1ST FLOOR

