



BLAKE &
THICKBROOM



Castle Road, Clacton on Sea C015 1JG

Clacton-on-sea

£235,000

A beautifully presented older style terraced home, offering three good sized bedrooms and ideally situated in a central town location with no onward chain. This property seamlessly blends classic charm with modern living, offering a convenient lifestyle within easy reach of local amenities.

Upon entering, you are welcomed into a bright and inviting living space. The **Lounge** provides a comfortable area for relaxation. Adjacent, the **Dining Room**, offers a versatile space perfect for entertaining. The modern, well-proportioned **Kitchen** leads to a practical **Utility Room** which includes a convenient ground floor WC, enhancing the functionality of the ground floor.

Upstairs, you will find three comfortable bedrooms. **Bedroom One**, the principal bedroom, is a generous 3.84m x 3.3m (12'7" x 10'10"). **Bedroom Two** offers ample space, while **Bedroom Three**, at 2.44m x 1.73m (8'0" x 5'8"), provides flexibility for various uses. These are served by a contemporary **Family Bathroom** featuring a white suite with a wall-mounted shower.

The property benefits from a gas heating system and a solar panel installation with storage batteries, assisting with the energy costs. Externally, the southerly-facing rear garden provides a peaceful outdoor retreat, complete with a practical brick outbuilding. Its town centre position ensures excellent access to local shops, amenities, and transport links, making it an ideal choice for those seeking a vibrant and convenient lifestyle.

Lounge - 4.04m x 3.12m (13'3" x 10'3")

Dining Room - 3.28m x 3.12m (10'9" x 10'3")

Kitchen - 3.28m x 2.49m (10'9" x 8'2")

Utility Room with Separate WC - 2.82m x 1.17m (9'3" x 3'10")

Bedroom One - 3.84m x 3.3m (12'7" x 10'10")

Bedroom Two - 3.71m x 2.79m (12'2" x 9'2")

Bedroom Three - 2.44m x 1.73m (8'0" x 5'8")

Bathroom - White Suite with Wall Mounted Shower

Rear Garden - Southerly Aspect with Brick Outbuilding

Property Type: Terraced House

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

- Three Bedrooms
- 13'3 Lounge
- Dining Room
- 10'9 Kitchen
- Utility Room
- Gnd Flr WC & First Floor Bathroom
- Gas Heating System
- Southerly Facing Rear Garden
- Town Centre Position
- No Onward Chain

Material information for this property.

Tenure is Freehold.

Council Tax Band A.

EPC Rating TBC.

Services Connected.

Electricity - Yes.

Gas - Yes.

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 - No.

Non standard properties features to note - Solar Panels with battery storage have been fitted and owned outright.

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.

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