



BLAKE &  
THICKBROOM



**Anchor Road, Clacton-on-Sea, Essex, CO15 1HP**

Clacton-on-Sea

Offers Over  
**£190,000**

Blake & Thickbroom are pleased to offer for sale this semi-detached house, conveniently located within easy walking distance of Clacton town centre and the Waterglade Shopping Park. Major supermarket outlets are literally just around the corner, while a primary school, doctor's surgery, nursery and St James Church are situated within approximately 1/4 mile. The property further benefits from monitored permit parking, which helps ease the usual parking concerns associated with town centre living. A viewing is highly recommended to fully appreciate the size and exceptional convenience of this well-positioned property.

**ENTRANCE LOBBY:** Double doors to entrance lobby. Further wooden entrance door to entrance hall.

**ENTRANCE HALL:** Radiator, stair flight to first floor with storage cupboard under. Door to dining room.

**DINING ROOM:** 3.15m x 2.49m (10'4 x 8'2)

**LOUNGE:** 3.99m x 3.18m (13'1 x 10'5)

**KITCHEN/BREAKFAST ROOM:** 4.62m x 4.57m (15'2 x 15'0)

**CONSERVATORY:** 2.59m x 1.27m (8'6 x 4'2) -

**GROUND FLOOR CLOAKROOM:** Fitted with a low level WC.

**FIRST FLOOR LANDING:** Radiator, built in linen cupboard. Doors to bedroom and bathroom.

**BEDROOM ONE:** 3.51m x 3.15m (11'6 x 10'4)

**BEDROOM TWO:** 3.12m x 2.77m (10'3 x 9'1)

**BATHROOM:** White suite comprising paneled bath with wall mounted shower unit over and shower screen. Vanity wash basin, low level WC, radiator. Double glazed window to rear.

**OUTSIDE:** Small frontage retained by picket fencing and laid with slate chippings. Pedestrian access to the side of the property to the rear garden. The rear garden is lawned with well stocked flower and shrub borders. Timber workshop, with power connected, situated to the foot of the garden.

Brochures

Material information for this property

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

Services connected

Electricity: Yes Gas: Yes Water: Yes Sewerage type: Mains

Telephone and Broadband coverage: Yes

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

Non standard property features to note: No

**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:** 2 | **Bathrooms:** 1 | **Receptions:** 2

- TWO BEDROOMS
- 13'1 x 10'5 LOUNGE WITH OPEN FIRE
- 10'4 x 8'2 DINING ROOM
- 15'2max x 15'0 max KITCHEN/BREAKFAST ROOM (L shaped)
- GROUND FLOOR WC
- FIRST FLOOR SHOWER ROOM
- GAS HEATING (not tested)
- DOUBLE GLAZING
- WALKING DISTANCE OF TOWN CENTRE AND SUPERMARKETS
- VIEWING RECOMMENDED



