



BLAKE &
THICKBROOM



Homerton Close, Clacton-on-sea, CO15 4UJ

Clacton-on-sea

£240,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

NO ONWARD CHAIN! Blake & Thickbroom are pleased to be offering this beautifully presented two-bedroom semi-detached home. Offered to the market in exceptional condition throughout, making it an ideal choice for buyers seeking a move-in ready property. Thoughtfully maintained and tastefully styled, the interior offers a perfect blend of comfort and practicality!

The ground floor features a bright and welcoming living space, complemented by a well-appointed kitchen, ideal for both everyday living and entertaining. Upstairs, the property boasts two well-proportioned bedrooms and a modern family bathroom, all finished to a high standard.

Externally, the property benefits from a private west-facing garden, perfect for enjoying afternoon and evening sun, whether relaxing or hosting guests. The home also offers the added advantage of a driveway, providing convenient off-street parking.

Offered with no onward chain, this home ensures a smooth and straightforward purchasing process. Early viewing is highly recommended to fully appreciate the quality and charm this property has to offer.

Entrance Porch:

Lounge - 4.85m x 3.61m (15'11" x 11'10")

Kitchen - 3.61m x 2.49m (11'10" x 8'2")

Bedroom One - 3.63m x 3.2m (11'11" x 10'6")

Bedroom Two - 3.58m x 2.49m (11'9" x 8'2")

Bathroom - 2.11m x 1.57m (6'11" x 5'2")

Garden:

Material information for this property:

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

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://website.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: 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.

Tenure: Freehold

Property Type: Semi Detached House

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- BEAUTIFULLY PRESENTED THROUGHOUT
- WEST FACING GARDEN!
- OFF STREET PARKING
- LOUNGE 15,11 X 11,10
- KITCHEN 11,10 X 8,2
- 2 BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING

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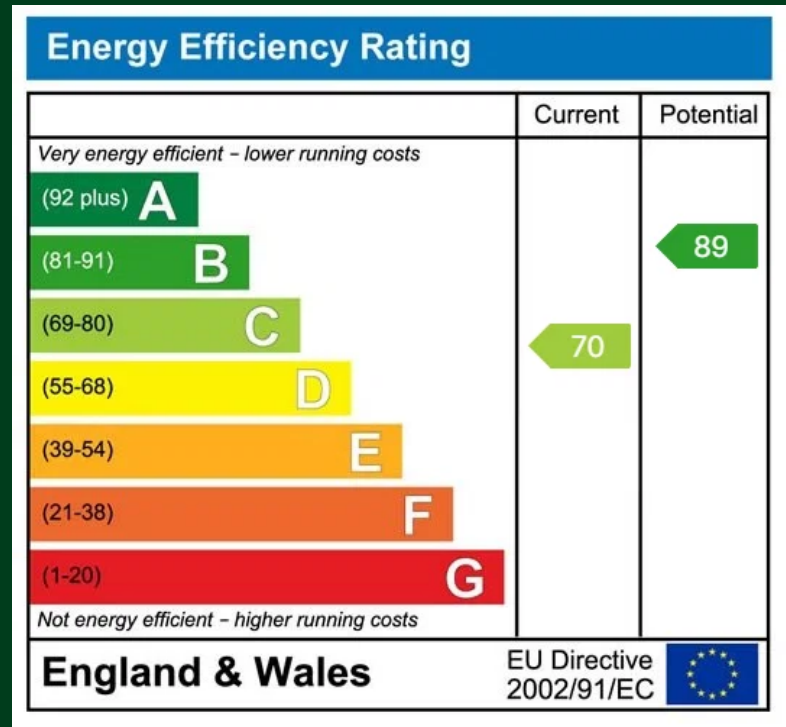


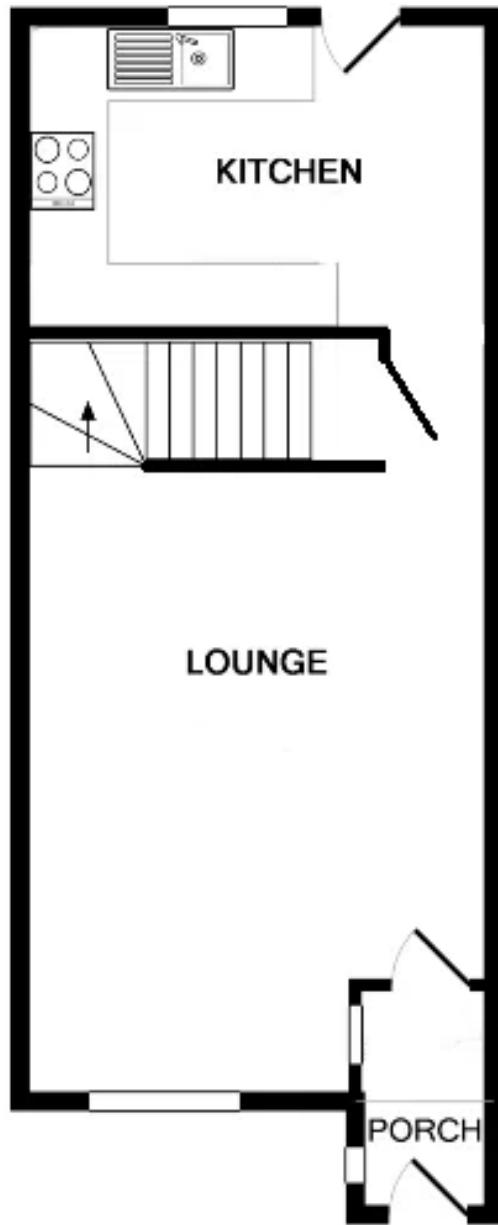
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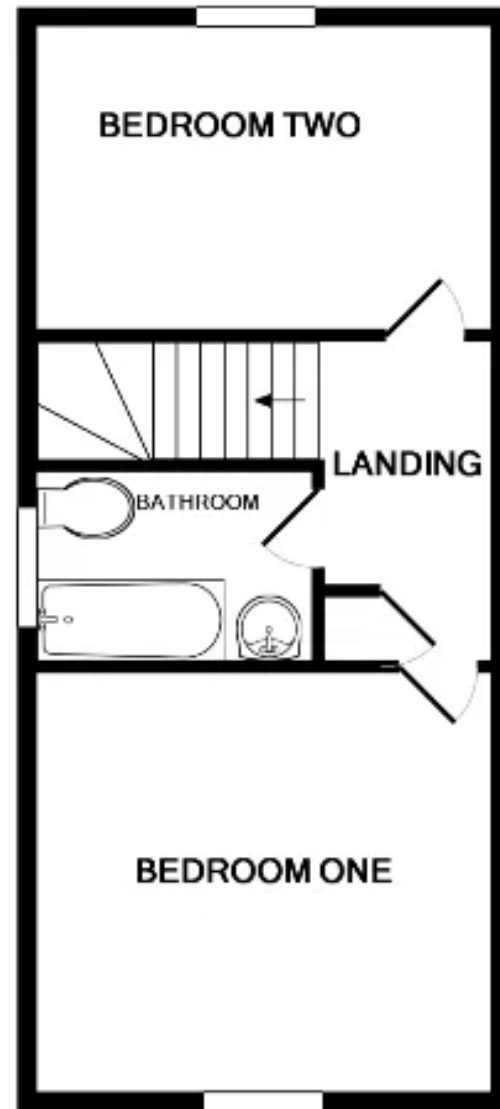
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GROUND FLOOR



1ST FLOOR