



9, Church Road
Clacton-On-Sea, CO15 6AG

Offers in excess of £375,000 Freehold

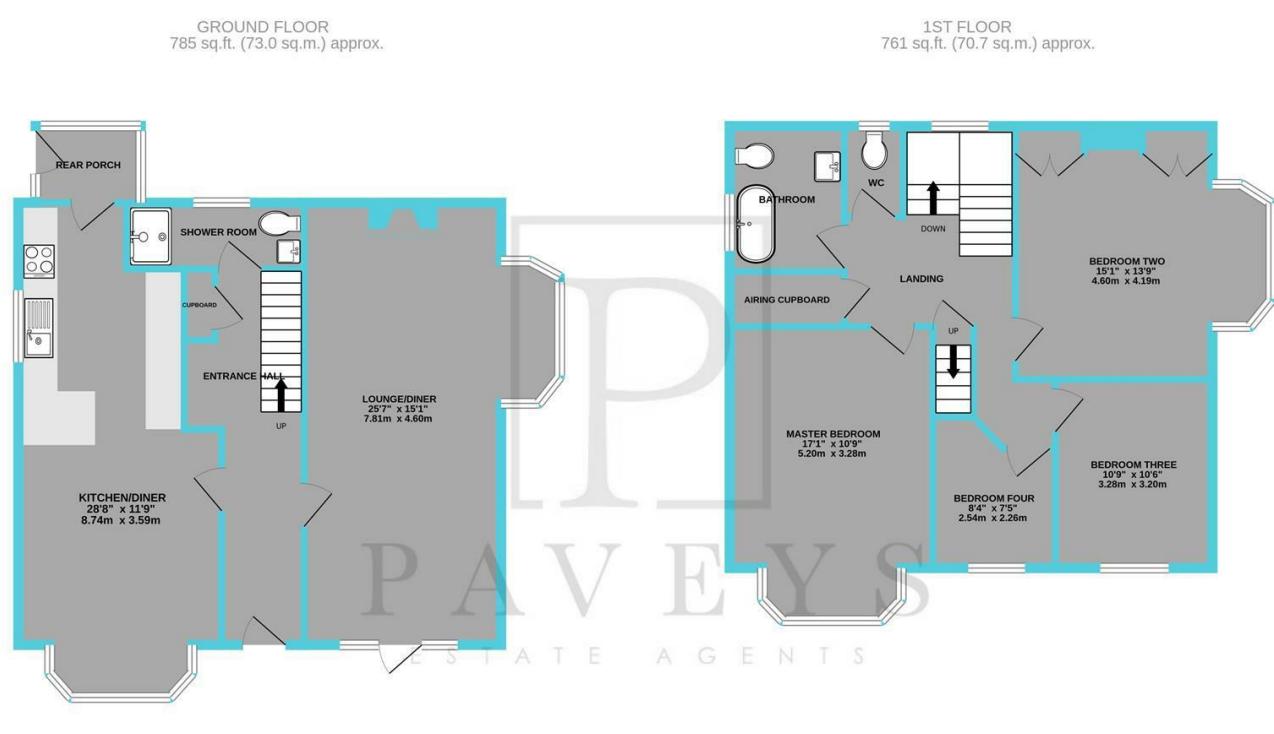
PAVEYS
ESTATE AGENTS

Nestled on Church Road in the charming seaside town of Clacton-On-Sea, this spacious detached older-style house offers a delightful blend of character and modern living. Set on a generous corner plot, the property boasts an impressive 1546 square feet of accommodation, providing ample space for families or those seeking room to grow. The house features four well-proportioned bedrooms, ensuring comfort and privacy for all family members. With two bathrooms, morning routines will be a breeze, alleviating the usual congestion often found in family homes. The ground floor has a 25ft plus lounge diner and a 28ft plus kitchen diner, both with large bay windows. The exterior of the property is equally appealing, with a garage providing convenient storage or parking options. The corner plot allows for a lovely garden area, perfect for outdoor activities or simply enjoying the fresh sea air. Conveniently positioned within catchment for the popular Clacton Coastal Academy and in close proximity to the town centre, rail services and leisure centre. This property is a wonderful opportunity for those looking to settle in a vibrant community, with the added benefit of being close to the beautiful coastline. With its spacious layout and charming features, this house is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful home your own. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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ENTRANCE HALL

UPVC double glazed entrance door to front aspect, wooden flooring, coved ceiling, stair flight to First Floor, built in cloaks cupboard, door to Cloakroom, radiator.

CLOAKROOM/SHOWER ROOM

Modern newly fitted white suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle with rainfall shower. Double glazed window to rear, tiled flooring, fully tiled walls, chrome heated towel rail.

LOUNGE DINER 25'7" x 15'1" (7.80m x 4.60m)

Large double glazed feature bay window to side, UPVC double glazed doors and windows to front garden, fitted carpet, coved ceiling, beautiful stone fireplace with surround, radiators.

KITCHEN DINER 28'8" x 11'9" (8.74m x 3.58m)

White fronted over and under counter units, wooden work tops, inset stainless steel sink and drainer with pull down tap, breakfast bar. Built in eye level oven, electric hob, space and plumbing for washing machine, space for fridge freezer, space for tumble dryer. Large double glazed window to front, double glazed window to side, UPVC double glazed door to rear porch, wood flooring, smooth and coved ceiling, spot lights, tiled splash backs, radiator.

REAR PORCH

Part brick construction, double glazed door and windows to rear, poly carb roof.

FIRST FLOOR

FIRST FLOOR LANDING

Bright and spacious landing with double glazed window to side, fitted carpet, large walk in airing cupboard, door giving access to an open tread stairwell which leads to the loft, radiator.

MASTER BEDROOM 17'1" x 10'9" (5.21m x 3.28m)

Large double glazed bay window to front, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 15'1" x 13'9" (4.60m x 4.19m)

Large double glazed bay window to side, laminate flooring, coved ceiling, twin recessed wardrobes with mirror fronted doors, radiator.

BEDROOM THREE 10'9" x 10'6" (3.28m x 3.20m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

BEDROOM FOUR 8'4" x 7'5" (2.54m x 2.26m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

BATHROOM

Newly fitted modern white suite comprising low level WC, vanity wash hand basin and feature freestanding bath with mixer tap and shower attachment. Double glazed window to side, tiled flooring, fully tiled walls, extractor fan, chrome heated towel rail.

CLOAKROOM

Newly fitted low level WC. Double glazed window to rear, tiled flooring, fully tiled walls, chrome heated towel rail.

OUTSIDE FRONT

Corner plot lawned garden with retaining wall, flower and shrub borders, gravel driveway, paved side access to rear garden.

OUTSIDE REAR

Small courtyard style garden, mainly paved, shrub borders, paved side access to front.

GARAGE

Wood double doors to front aspect, wooden door to rear garden, hardstanding driveway to the front.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: E

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.