



North Road Great Clacton, CO15 4EP

Offered with No Onward Chain in an established non-estate location in the sought after Great Clacton area is this THREE BEDROOM SEMI-DETACHED HOUSE. Local shopping amenities in the heart of Great Clacton and at Brook Retail and Country Park are located around quarter of a mile away with Clacton's town centre, sea front and mainline railway station all located within one and a quarter miles. An early viewing is advised to appreciate the accommodation on offer.

- Three Bedrooms
- Two Reception Rooms
- 10'4 x 8'2 Kitchen
- Shower Room & Separate W.C.
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking Area
- 72' Rear Garden
- No Onward Chain
- EPC Rating D & Council Tax B

Price £240,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Double glazed window to front. Further part glazed wooden entrance door to Entrance Hallway.

ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Doors to:



LOUNGE

12'11 max x 12'8

Feature fireplace with inset electric fire (not tested). Radiator. Double glazed window to front.



KITCHEN

10'4 x 8'2 max

Fitted with a range of white gloss panel fronted units. Comprises wood panel effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Tiled splash backs. Cooker space. Tall fridge/freezer space. Built in larder storage cupboard. Wood effect flooring. Double glazed window overlooking garden. Double glazed door to rear garden. Door to Dining Room.



DINING ROOM

10'11 x 10'9

Radiator. Double glazed window to rear.



FIRST FLOOR LANDING

Loft access. Built in airing cupboard with wall mounted boiler and hot water cylinder (not tested). Double glazed window to side. Doors to:



BEDROOM ONE

12'11 max x 10'11

Built in double wardrobe with sliding doors. Radiator. Double glazed window to front.



BEDROOM TWO

10'10 nar 7'7 x 10'9

Radiator. Double glazed window to rear.



BEDROOM THREE

9'11 max x 8'3 nar 4'10

'L' Shaped Bedroom. Radiator. Double glazed window to front.



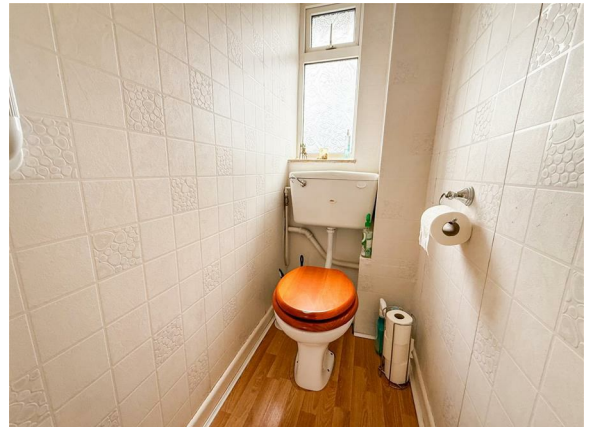
SHOWER ROOM

Fitted with an accessible shower cubicle with wall mounted shower. Wash hand basin. Tiled splash backs. Radiator. Double glazed window to rear.



SEPARATE W.C.

Fitted with a white suite. Low level W.C. Double glazed window to rear.



OUTSIDE - FRONT

The property has a lawned front garden part enclosed to small brick wall. Remainder of garden laid to lawn with shrub borders providing space for off street parking. Gate to side giving pedestrian access to rear garden.

OUTSIDE - REAR

Garden is mainly laid to lawn with array of flower and shrub borders. Paved patio areas. Enclosed by panel fencing. Two brick built storage sheds (6'1 x 5'1) & (6'1 x 2'8).



ALTERNATE VIEW OF GARDENS



REAR VIEW OF PROPERTY



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains. (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

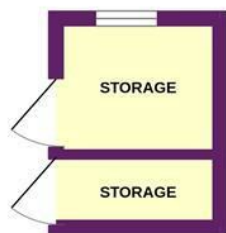
JE 0525

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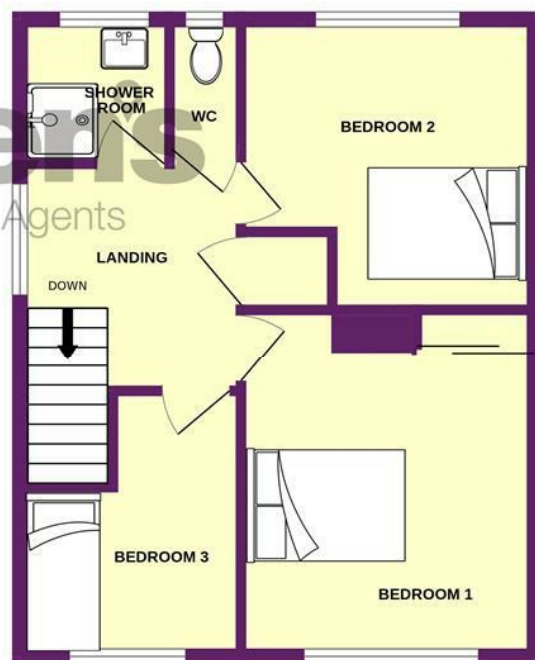
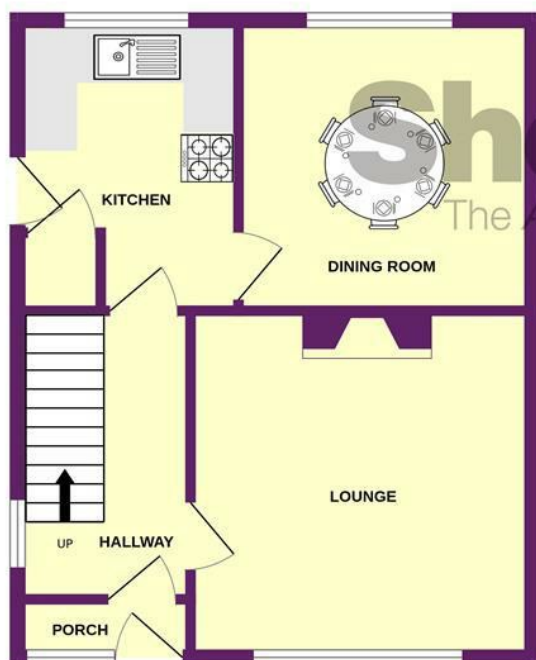
Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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