



Nelson Road Clacton-On-Sea, CO15 1LU

A rare opportunity to acquire this imposing and spacious FOUR BEDROOM EDWARDIAN SEMI-DETACHED HOUSE in a tree lined road located just 100 metres from Clacton's beaches and seafront. Clacton's mainline railway station with its direct links to London Liverpool Street is positioned around three quarters of a mile away. The property is offered with No Onward Chain and is presented in excellent 'move in ready' condition and an early inspection is strongly advised to appreciate the character, accommodation and décor on offer.

- Four Bedrooms
- En-Suite & Family Bathrooms
- 15'11 x 14'1 max. Lounge
- 13'8 x 12'7 Dining Room
- 21'4 max. Kitchen/Breakfast Room
- Ground Floor W.C.
- 62' Westerly Facing Garden
- Just 100 Metres To The Beach
- No Onward Chain
- EPC Rating D & Council Tax D



Price £450,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door with feature tiled and covered storm porch to:



ENTRANCE HALLWAY

Stair flight to first floor with original decorative balustrades, decorative original coving and ceiling roses. Radiator. Picture rail. Doors to:



ALTERNATE VIEW OF HALLWAY



LOUNGE

15'11 into bay x 14'4 max

Decorative original coving and ceiling rose. Feature fireplace with decorative tile inserts and gas fire (not tested). Radiator. Edwardian box bay sash window to front with partial distant sea views across road.



ALTERNATE VIEW OF LOUNGE



DINING ROOM

13'8 x 12'7 max

Decorative original coving and ceiling rose. Feature fireplace with decorative tile inserts and remote controlled gas fire (not tested). Radiator. Double glazed double doors leading onto garden.



ALTERNATE VIEW OF DINING ROOM



KITCHEN/BREAKFAST ROOM

21'4 nar 9'10 x 14'4

'L' Shaped Kitchen Breakfast Room.



BREAKFAST ROOM AREA

Feature fireplace with tiled hearth and recessed mood lighting. Built in cupboard. Radiator. Wood effect flooring. Two double glazed windows to side. Open access to Kitchen Area.



KITCHEN AREA

12' x 7'7

Fitted with a range of antique white panel fronted units. Comprises wood panel effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Integrated dishwasher and washing machine. Integrated tall fridge & tall freezer. Cooker space with concealed extractor hood above. Tiled splashbacks. Concealed wall mounted gas combination boiler (not tested). Wood effect flooring. Double glazed window to side. Open access to Lobby.



LOBBY

Wood effect flooring. Double glazed door to rear. Door to Cloakroom.



GROUND FLOOR CLOAKROOM

Fitted with a white suite. Comprises low level W.C. Vanity wash hand basin. Heated towel rail. Tiled flooring. Double glazed windows to either side.



FIRST FLOOR LANDING

Built in storage cupboard. Radiator. Doors to Bedrooms & Family Bathroom.



FEATURE LANDING LIGHT TUNNEL/SKYLIGHT



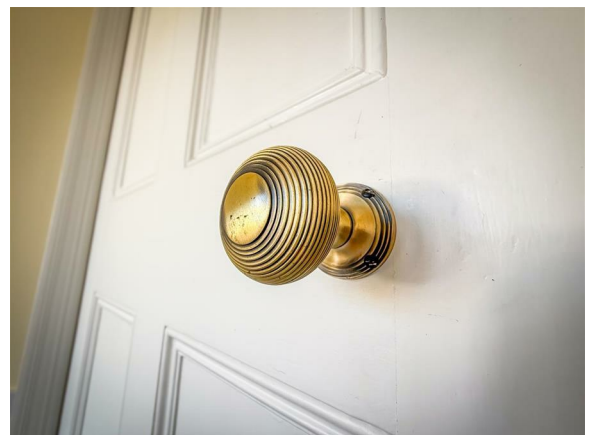
PRINCIPAL BEDROOM

15'10" into bay x 11'6" to wardrobes

Wall to wall fitted wardrobes. Radiator. Decorative original coving and ceiling rose. Edwardian box bay sash window to front with partial distant sea views across balcony and road.



ALTERNATE VIEW OF PRINCIPAL BEDROOM



VIEWS FROM PRINCIPAL BEDROOM



BEDROOM TWO

10'10 x 9'7 to wardrobes

Wall to wall fitted wardrobes. Radiator. Two double glazed windows to rear. Door to En-Suite.



EN-SUITE BATHROOM

8'11 x 6'5

Fitted with a three piece white suite. Comprises panel bath with mixer tap and shower attachment with glazed shower screen. Low level W.C. Vanity wash hand basin with cupboards below. Fully tiled walls. Tiled flooring. Radiator. Built in storage cupboard. Double glazed window to rear.



BEDROOM THREE

13'4 x 9'7 plus recess

Radiator. Two double glazed windows to side.



BEDROOM FOUR

9' x 7'

Radiator. Single glazed wooden French style doors to Balcony.



BALCONY

8'5 x 2'7

Covered balcony enclosed by wooden balustrades with partial distant sea front views across road.



FAMILY BATHROOM

8'3 x 6'1

Fitted with a three piece white suite. Comprises panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled flooring. Radiator. Two double glazed windows to side.



OUTSIDE - FRONT

Front garden has large block paved area providing off street parking for numerous vehicles. Sweeping border stocked with mature flower and shrubs. Sensored external light. Gate gives side pedestrian access to Rear Garden.



OUTSIDE - REAR

Approx 62' westerly facing landscaped rear garden. Indian sand stone patio area. Laid to lawn. Well stocked mature flower and shrub borders. Fruit trees. Timber storage shed. Outside light. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



BEAUTIFUL ARCHITECTURAL DESIGN



CLACTON SEA FRONT

Clacton sea front is positioned within 100 metres.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

JE 0425

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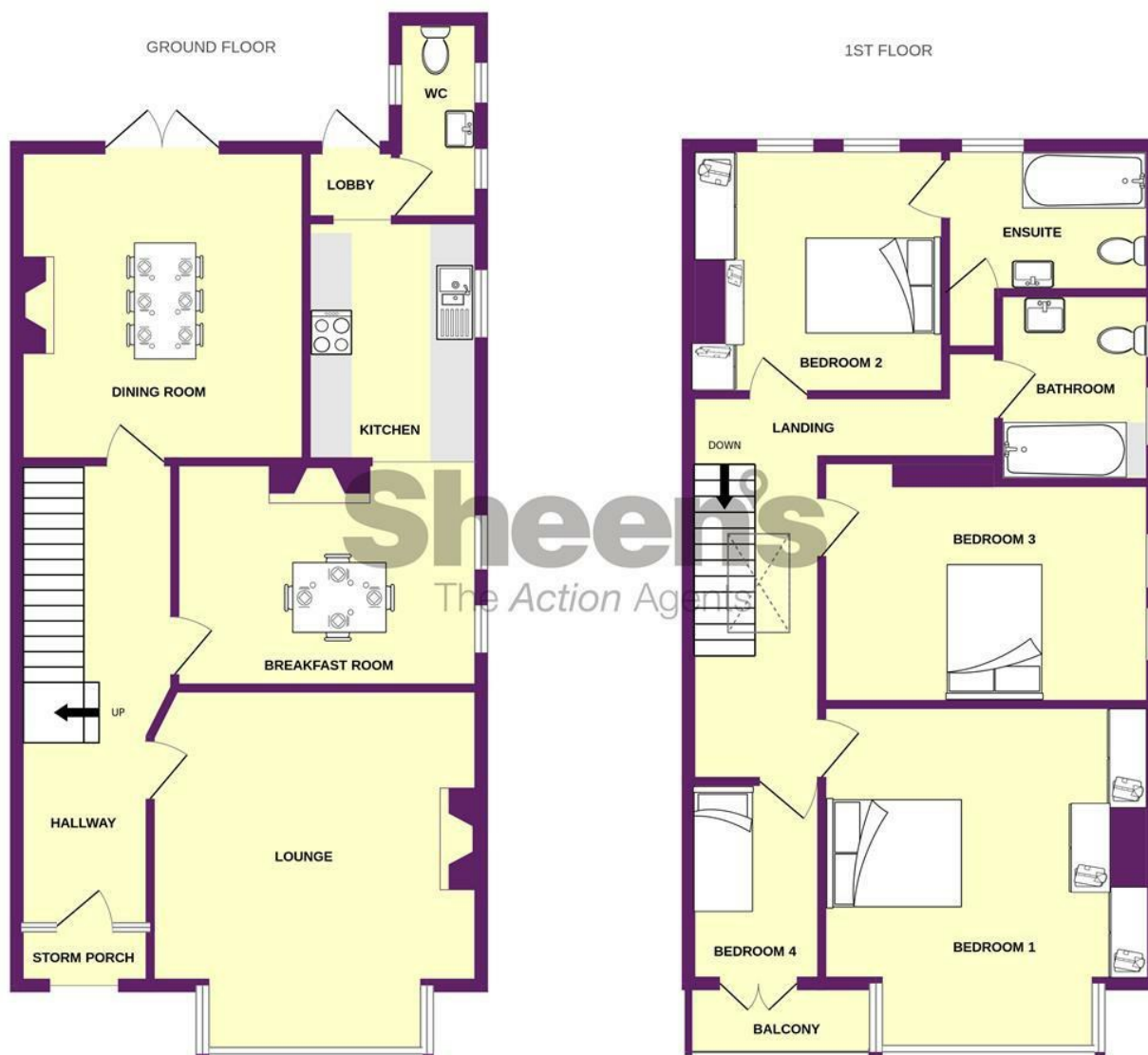
Particular Disclaimer

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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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Selling properties... not promises

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