



## Croft Road Clacton-On-Sea, CO15 3EF

Located in this established non-estate location is this THREE BEDROOM SEMI DETACHED HOUSE. The property is conveniently positioned within 50 metres from local shopping amenities in Coppins Road with Clacton's mainline railway station just half a mile away. Clacton's regenerated beaches and sea front are situation around three quarters of a mile away. An early viewing is advised to appreciate the accommodation on offer.

- Three Bedrooms
- 13'6 x 12'5 Lounge
- 18'6 Kitchen/Diner
- First Floor Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- Courtyard Style Rear Garden
- Close To Amenities
- Council Tax B
- EPC Rating D

**Price £190,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE LOBBY

Stair flight to first floor. Doors to:

### LOUNGE

13'6 x 12'5 into bay

Feature gas fire (not tested). Radiator. Double glazed bay window to front.



### KITCHEN/DINER

18'6 x 13'6

Fitted with a range of light wood effect laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Space and plumbing for washing machine, Under counter Fridge & Freezer spaces. Cooker space with fitted extractor hood above (not tested). Tiled splash backs. Wood effect flooring. Under stairs storage cupboard. Built in double storage cupboard. Wall mounted gas combination boiler (not tested). Wood effect flooring. Double glazed window to rear. Radiator. Double glazed door leading to rear garden.



### KITCHEN AREA VIEW



## DINING AREA VIEW



## FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE

13'6 x 10'4

Radiator. Double glazed window to front.



### BEDROOM TWO

9'2 x 8'3

Loft access. Radiator. Double glazed window to rear.



### BEDROOM THREE/STUDY

9'2 x 4'11

Radiator. Double glazed window to rear.



### BATHROOM

Fitted with a three piece white suite. Comprises panel bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Part tiled walls. Wood effect flooring. Radiator. Double glazed window to side.



### OUTSIDE - FRONT

Small front garden enclosed by small fencing and wooden gate. Side pedestrian access to Rear Garden.



### OUTSIDE - REAR

Paved patio area. Small courtyard style garden. Laid to lawn and enclosed by panel fencing.



### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B Any Additional Property Charges: No

Services Connected:

(Gas): yes (Electricity): yes (Water): yes (Sewerage Type): mains (Telephone & Broadband): No

Non-Standard Property Features To Note: No

### JE 0424

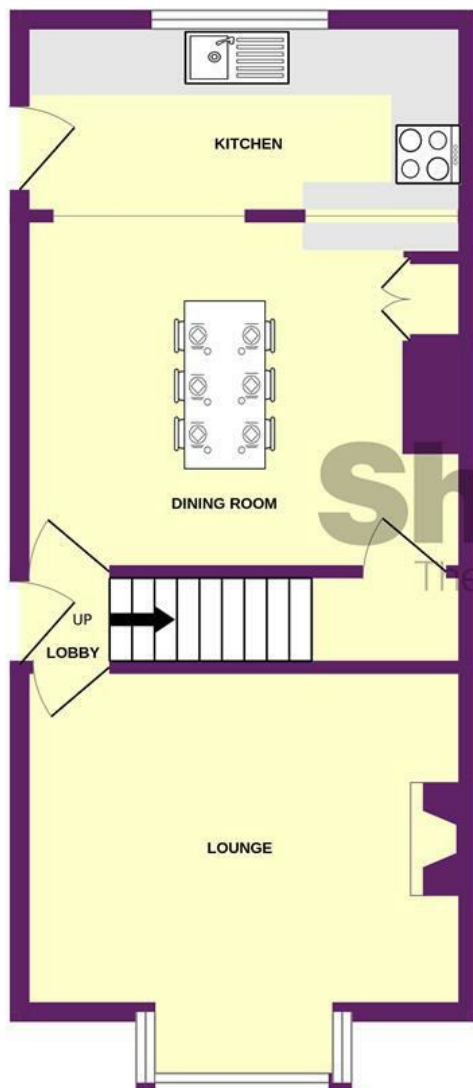
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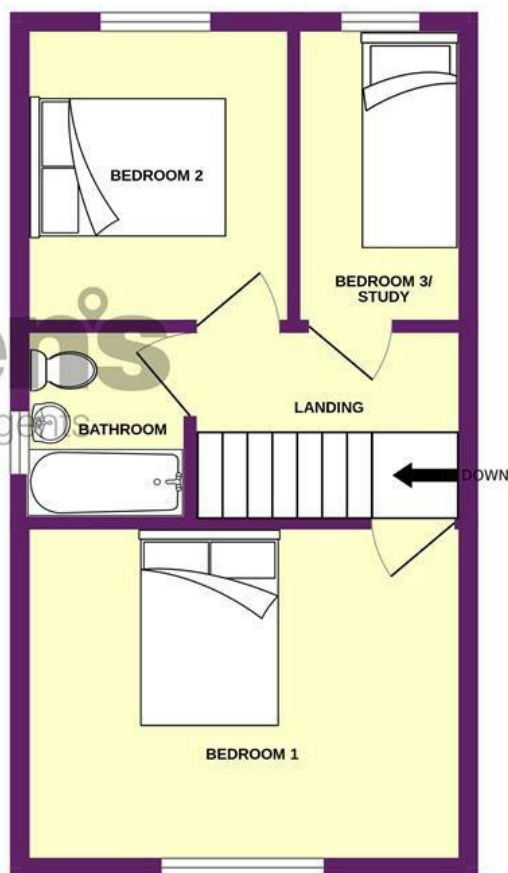
### Particular Disclaimer

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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## Selling properties... not promises

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