



- Detached Cottage
- Off Road Parking
- Open plan Living/Dining room
- Ground floor Cloak Room
- Two Double Bedrooms
- Close to Bus Route, Railway Station, Schools and Shops

9 Colchester Road, Weeley, Clacton-on-Sea, Essex. CO16 9JT.

A wonderful opportunity to purchase a character filled detached cottage in the popular village of Weeley. Located just outside the well known seaside town of Clacton-On-Sea, this property offers superb access to its local shops, restaurants, pubs, railway links and A120 access for those who are looking to commute. Internally the cottage has exposed wooden beams throughout which adds a warm and homely feeling, as well as a conservatory, ground floor cloak room, two double bedrooms, family bathroom and off road parking for a couple of vehicles. To appreciate everything this property has to offer please call us now.



Property Details.

Ground floor

Entrance porch

4' 6" x 4' 11" (1.37m x 1.50m) Door through to living room;

Living room



16' 5" x 11' 6" (5.00m x 3.51m) Windows to front, wood flooring, radiator, working multi fuel burner, access to under stairs storage cupboard. opens up into dining room;

Dining room



11' 8" x 9' 10" (3.56m x 3.00m) Double doors leading through to conservatory and opening into kitchen;

Kitchen



11' 8" x 7' 8" (3.56m x 2.34m) Window to side, range of eye and low level fitted units with work surface over, free standing cooker to remain, inset ceramic sink, free standing fridge freezer to remain (STN) and inset spot lighting.

Conservatory



10' 3" x 13' 0" (3.12m x 3.96m) Windows and doors out to rear, door leading to ground floor W/C;

Cloakroom



8' 10" x 2' 8" (2.69m x 0.81m) Window to side, wash hand basin, W/C and free standing washing machine to remain (STN).

Property Details.

First floor

Bedroom one



11' 5" x 11' 1" (3.48m x 3.38m) Window to rear, space for free standing wardrobe, radiator.

Bedroom two



8' 6" x 16' 4" (2.59m x 4.98m) Windows to front, radiator and wood flooring.

Bathroom



7' 8" x 8' 6" (2.34m x 2.59m) Window to rear, vanity sink unit, free standing roll top bath, separate shower cubicle, radiator and W/C.

Outside

Garden

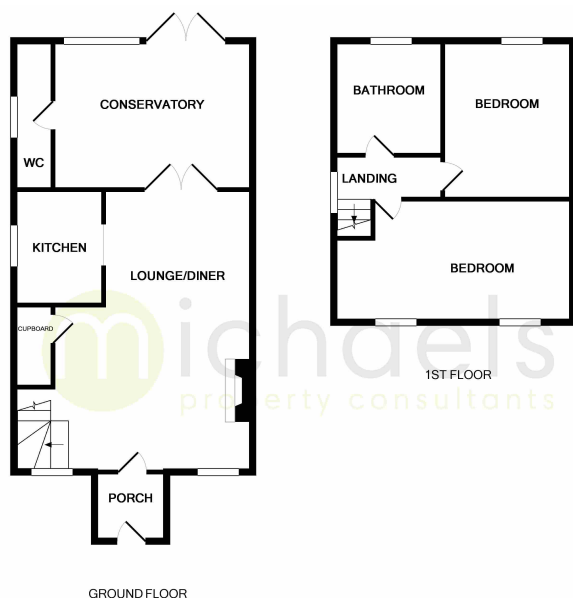


The property has a well established and private rear garden, which is enclosed by wood panelled fencing. The majority of the space consists of tall bushes and plants with certain areas of it being patio.

The front of the house there is a block paved driveway, which provides off road parking for a couple of vehicles.

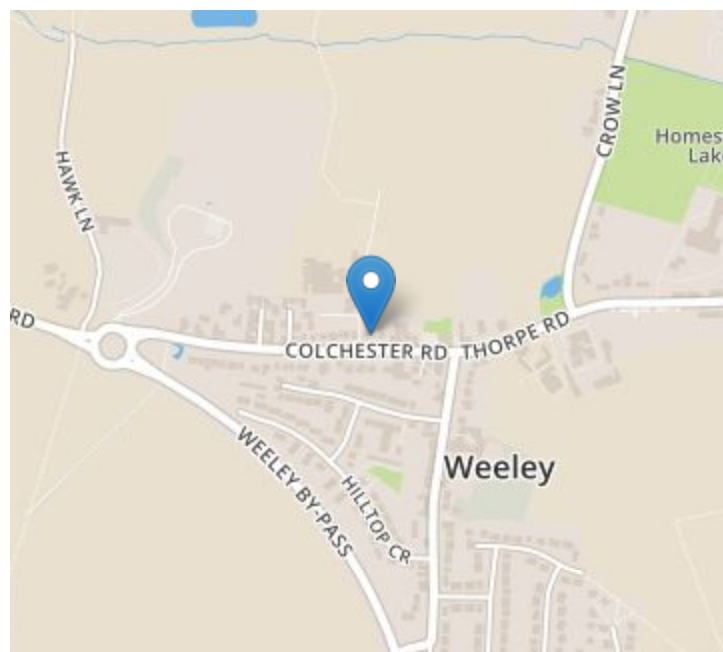
Property Details.

Floorplans

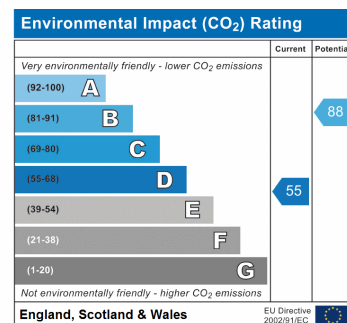
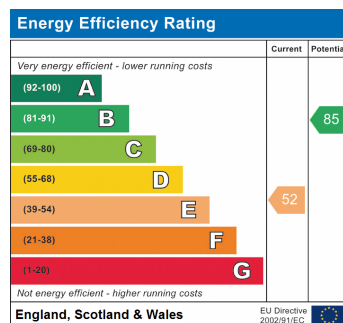


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.