

FOR SALE

£230,000 Freehold



## 48 St Osyth Road, Clacton-on-Sea, Essex. CO15 3BT

- Extended Terrace House
- Three Bedrooms
- First Floor Bathroom
- Dual Aspect Lounge/Diner
- Kitchen/Breakfast Room
- Good Sized Garden
- Double Glazed Throughout
- Close To Shops & Local Amenities
- New Boiler & Radiators





## PROPERTY DESCRIPTION

Located in CENTRAL CLACTON and within easy reach of many local facilities including Clacton's Mainline Railway Station we have the pleasure in offering For Sale this EXTENDED THREE BEDROOM VICTORIAN TERRACED HOUSE built in approximately 1899. Internally this home, full of character, welcomes you into a 25' plus Lounge/Diner with dual aspect windows front and back. Back into the Hall and through to the Kitchen/Breakfast Room which has been extended gives access out to the garden. On the First Floor are Three Bedrooms, two of which doubles and a Bathroom. Externally there is a small Front Garden enclosed by a dwarf brick wall and a good sized Rear Garden which the current owner has block paved to reduce maintenance. In our opinion a viewing is essential to appreciate the central location of this well proportioned family home.





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

Obscure double glazed entrance door, fitted carpet, radiator, stairs to first floor with cupboard under.

#### LOUNGE/DINER

25' 9" x 11' 11" Reducing to 9' 1" (7.85m x 3.63m) Double glazed bay window to front aspect, double glazed window to rear aspect, gas fire, two radiators, fitted carpet.

#### KITCHEN/BREAKFAST ROOM

16' 6" x 9' 3" (5.03m x 2.82m) Range of matching eye level, base and drawer units, roll edge work surface inset stainless steel sink and drainer unit. Space for cooker and fridge freezer. Space and plumbing for washing machine. Double glazed door to garden, double glazed windows to side and rear aspect, tiled floor, fully tiled walls, radiator.

### FIRST FLOOR

#### LANDING

Fitted carpet, radiator, access to loft via hatch.

### MASTER BEDROOM

14' 6" x 13' 11" into bay (4.42m x 4.24m) Double glazed window and bay window to front aspect, fitted carpet, radiator.

### BEDROOM TWO

11' 4" x 9' 1" (3.45m x 2.77m) Double glazed window to rear aspect, fitted carpet, radiator.

### BEDROOM THREE

9' 4" x 9' 0" plus door recess (2.84m x 2.74m) Double glazed window to rear aspect, airing cupboard, fitted carpet, radiator.

### BATHROOM

White suite comprising of low level WC, pedestal wash hand basin and panelled bath. Obscure double glazed window to side aspect, tiled floor, tiled walls, radiator.

### EXTERIOR

#### Garden

To the Front: Small front garden enclosed by a dwarf brick wall, mature shrubs.

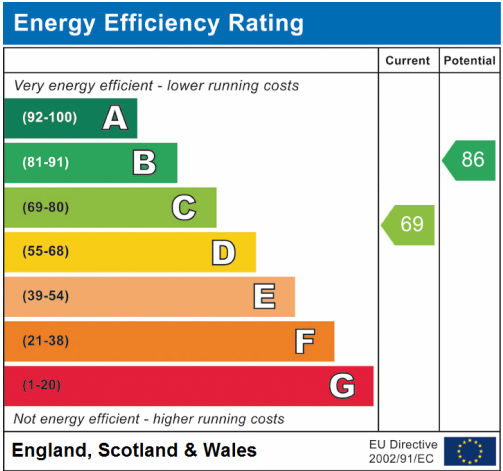
To the Rear: Block paved rear garden with mature shrub borders. Back gate, outside tap and outside store.



FLOORPLAN & EPC



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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