

REDUCED

£210,000 Freehold



## 10 Knox Road, Clacton-on-Sea, Essex. CO15 3SH

- No Onward Chain - Keys To View
- Semi-Detached House
- Three Bedrooms
- Dual Aspect Lounge/Diner
- Modern Neutral Kitchen
- Front & Rear Gardens
- Close To Local Amenities



## PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN My Moving Places have the pleasure in offering For Sale this THREE BEDROOMS SEMI-DETACHED HOUSE located in the heart of CLACTON-ON-SEA. Internally the Entrance Hall gives way to a Dual Aspect Lounge/Diner, Rear Facing Kitchen and the Bathroom with Three Bedrooms located on the First Floor. Externally there is a Generous Sized Rear Garden and an Enclosed Front Garden. The house is located with many nearby local amenities including good Bus Links and Nearby Shops. In our opinion an viewing is essential to fully appreciate the size of the accommodation on offer.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

UPVC entrance door, radiator, fitted carpet, stairs to first floor.

#### LOUNGE/DINER

15' 05" x 9' 07" (4.70m x 2.92m) Double glazed windows to front and rear aspects, fireplace with hearth and surround, storage cupboard, radiator, fitted carpet.

#### KITCHEN

9' 11" x 8' 01" (3.02m x 2.46m) Range of eye level and base units, roll edge work surface, stainless steel sink and drainer unit. Integrated four ring electric hob with oven below. Space for fridge freezer, space and plumbing for washing machine. Obscure double glazed door to garden, double glazed windows to side and rear aspects, tiled splashback, vinyl flooring.

#### BATHROOM

Low level WC, vanity wash hand basin and panelled bath with shower over. Obscure double glazed window to front aspect, part tiled walls, vinyl flooring.

### FIRST FLOOR

#### LANDING

Fitted carpet, access to loft via hatch.

#### MASTER BEDROOM

15' 05" x 9' 07" (4.70m x 2.92m) Double glazed window to front aspect, radiator, fitted carpet.

#### BEDROOM TWO

9' 09" x 9' 01" (2.97m x 2.77m) Double glazed window to front aspect, radiator, fitted carpet.

#### BEDROOM THREE

8' 02" x 7' 03" (2.49m x 2.21m) Double glazed window to rear aspect, built in storage, radiator, fitted carpet.

### EXTERIOR

#### GARDEN

To the Front: Pathway leading to front door, remainder laid to lawn enclosed with wood panelled fencing.

To the Rear: Mainly laid to lawn with block paved patio, access to front via side gate.

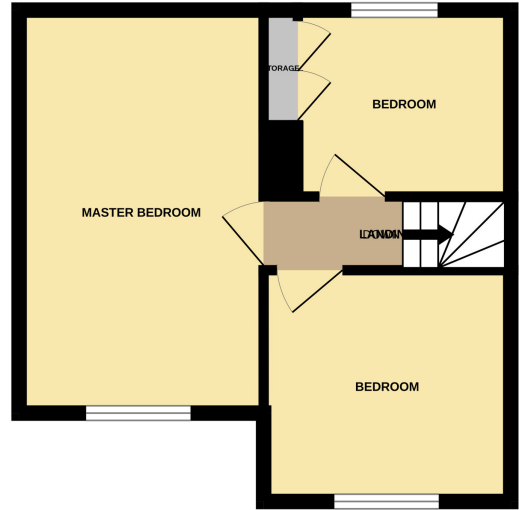
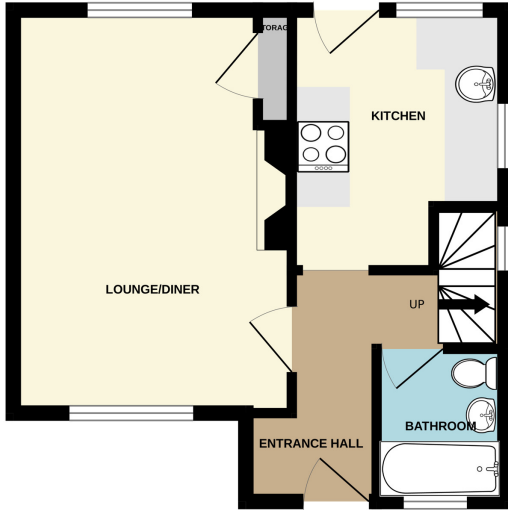


# FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



KNOX ROAD

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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