



- Detached Family Home
- Garage & Parking
- Gas Central Heating & UPVC Windows
- Conservatory
- Study
- Dining Room
- Living Room
- Cloak Room & Family Bathroom
- Quiet Position
- Low Maintenance Rear Garden & Off Road Parking

## 22 Reigate Avenue, Clacton-on-Sea, Essex. CO16 8FB.

A charming family home with highlights to include a large open living room, dining room, study kitchen, conservatory and downstairs cloakroom all to the ground floor, plus three bedrooms with fitted wardrobes and family bathroom. Ample outside space with off road parking for several vehicles rear garden and garage with an extra additional space ideal for a workshop or working from home. Close by to local amenities including schooling, town centre and train station. To fully appreciate what this property has to offer please call the sales team today for further information. 01206 820999. Guide price £310,000- £325,000.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC front door, radiator, stairs to first floor.

### WC

Double glazed window to side, radiator, low level WC, vanity unit.

### Living Room

17' 3" x 9' 09" (5.26m x 2.97m) Double glazed windows to front, radiator, gas fireplace, opening onto:

### Dining Room



9' 6" x 9' 5" (2.90m x 2.87m) French doors to rear, radiator.

### Study



Double glazed window to rear, radiator.

## Kitchen



10' 5" x 6' 01" (3.17m x 1.85m) Double glazed windows to rear, UPVC door, fitted range of kitchen units, laminate worktop, stainless steel sink, left hand drainer, wall mounted boiler, integrated microwave, electric hob, fan and space for fridge/freezer.

## Conservatory



9' 09" x 8' 6" (2.97m x 2.59m) Double glazed windows to side and rear, UPVC door, space for washing machine, and fridge/freezer.

## First Floor

### Landing

Double glazed windows to front, loft access, airing cupboard.

# Property Details.

## Bedroom One



13' 0" x 9' 10" (3.96m x 3.00m) Double glazed window to rear, fitted wardrobes, radiator.

## Bedroom Two



13' 09" x 10' 02" (4.19m x 3.10m) Double glazed window to rear rear, fitted wardrobes, radiator.

## Bedroom Three

9' 11" x 7' 09" (3.02m x 2.36m) Double glazed window to front, radiator, fitted wardrobes.

## Family Bathroom



Double glazed obscure window to front, tiled walls, vanity unit, panelled bath, low level WC and towel rail.

## Outside

### Rear Garden



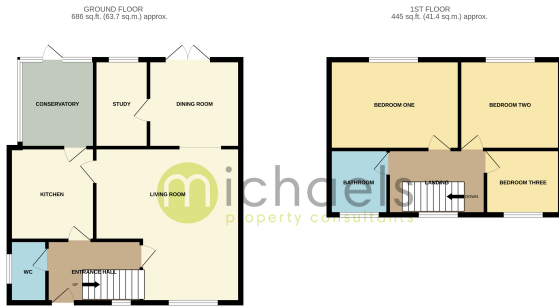
A low maintenance rear garden laid to paving, side access to the the driveway, retained by fencing.

### Off Road Parking & Garage

Ample off road parking via the driveway for several cars, garage with power and electric door.

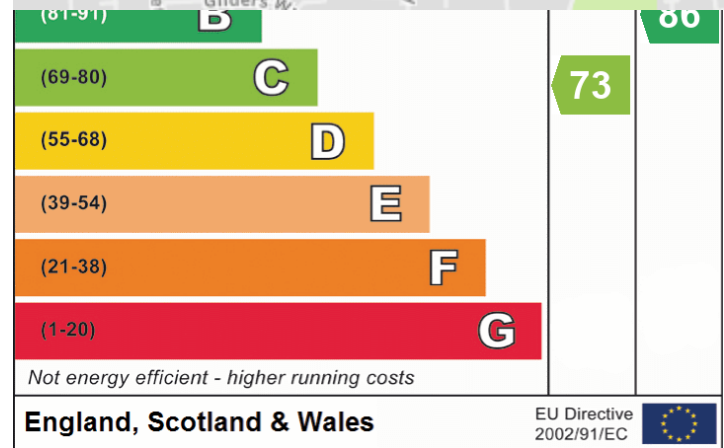
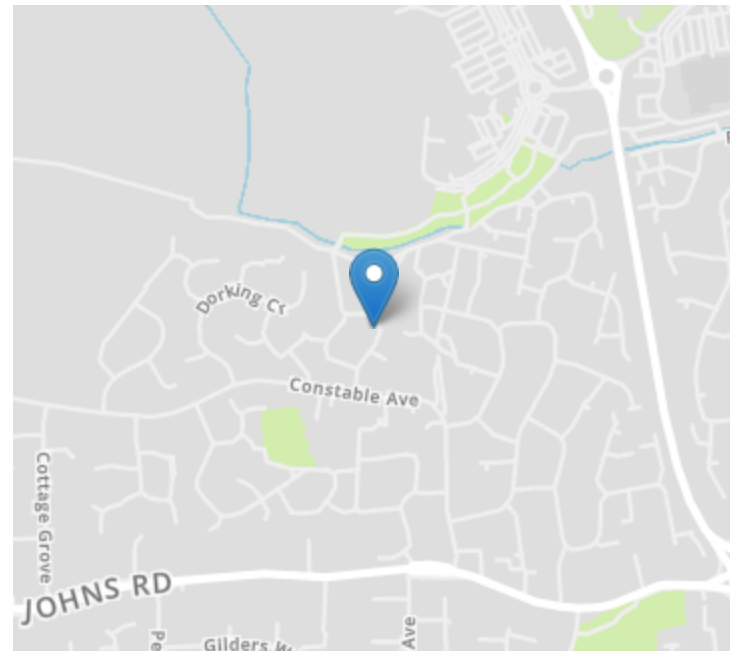
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1341 sq ft (123.7 sq m) approx.  
 We have carried out a visual inspection of the property and the information contained herein is based on our own observations and measurements. We do not warrant the accuracy of the information and do not accept any liability for any loss or damage arising from the use of the information. The information is provided for your information only and should not be used as a basis for any decision. The information is provided on an 'as is' basis and we do not accept any liability for any loss or damage arising from the use of the information. The information is provided for your information only and should not be used as a basis for any decision. The information is provided on an 'as is' basis and we do not accept any liability for any loss or damage arising from the use of the information.

## Location



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.