



- Detached Edwardian Style Home
- Four Bedrooms
- First Floor Bathroom & Ground Floor Shower Room
- Two Reception Rooms
- Generous Garden
- Horseshoe Driveway Creating Ample Parking
- Garage With Power & Light
- Charming & Characterful
- Popular Residential Road

17 Albert Gardens, Clacton-on-Sea, Clacton, Essex. CO15 6QN.

Simply charming - This Edwardian character filled four bedroom detached house sits in the popular residential road of Albert Gardens. This family home offers excellent potential throughout. The property highlights include original character features, modern fitted kitchen with automatic doors and Neff appliances, two reception rooms with bay fronted windows, utility/sun room, hobby room, ground floor shower room, four bedrooms, family bathroom, WC, garage with additional area above, beautiful rear garden and ample off road parking via the horseshoe driveway. Situated close by to the local coastline Town Centre. To fully appreciate what this property has to offer early viewing highly advised.



Property Details.

Entrance Hall

Wooden front door, stairs to first floor, storage and doors leading to:

Dining Room



13' 11" x 12' 11" (4.24m x 3.94m) Double glazed bay fronted window and radiator.

Lounge



16' 4" x 15' 10" (4.98m x 4.83m) Double glazed bay fronted window to rear and radiator.

Kitchen



13' 5" x 11' 11" (4.09m x 3.63m) Double glazed window to rear, fitted kitchen including a range of gloss automatic units, worktop, integrated appliances including oven, hob, extractor fan and fridge.

Ground Floor Shower Room



Double glazed obscure window to side, low level WC, wash hand basin and shower unit.

Sun Room/Utility

10' 8" x 8' 10" (3.25m x 2.69m) Double glazed window to rear and side door, space for white goods.

Landing

Double glazed window to side, radiator and doors leading to:

Property Details.

Bedroom One



15' 7" x 12' 0" (4.75m x 3.66m) Double glazed bay fronted window to rear, wardrobe and radiator.

Bedroom Two



14' 1" x 13' 0" (4.29m x 3.96m) Double glazed bay fronted window to front and radiator.

Bedroom Three

9' 8" x 9' 5" (2.95m x 2.87m) Double glazed window to front and radiator.

Bedroom Four

10' 10" x 8' 11" (3.30m x 2.72m) Double glazed window to rear and radiator.

WC

Low level WC.

Family Bathroom



Double glazed obscure window to rear, radiator, low level WC and wash hand basin.

Outside

Rear Garden



A well maintained rear garden, mainly laid to lawn, patio area, retained by fencing and mature shrubs, side access.

Off Road Parking & Garage

Block paved horseshoe driveway creating ample off road parking, retained by iron gates, garage with power, light and first floor.

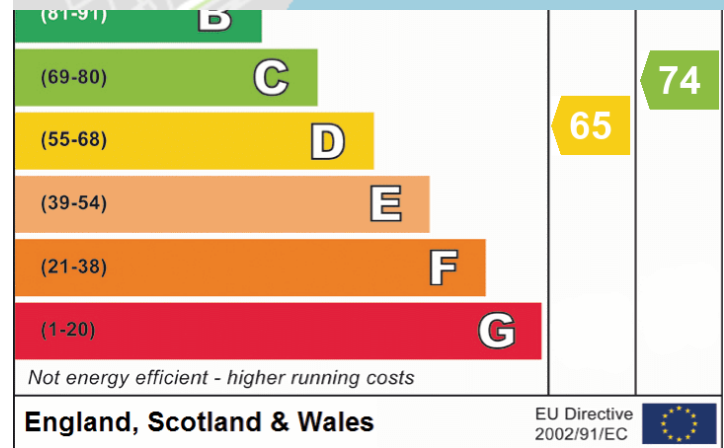
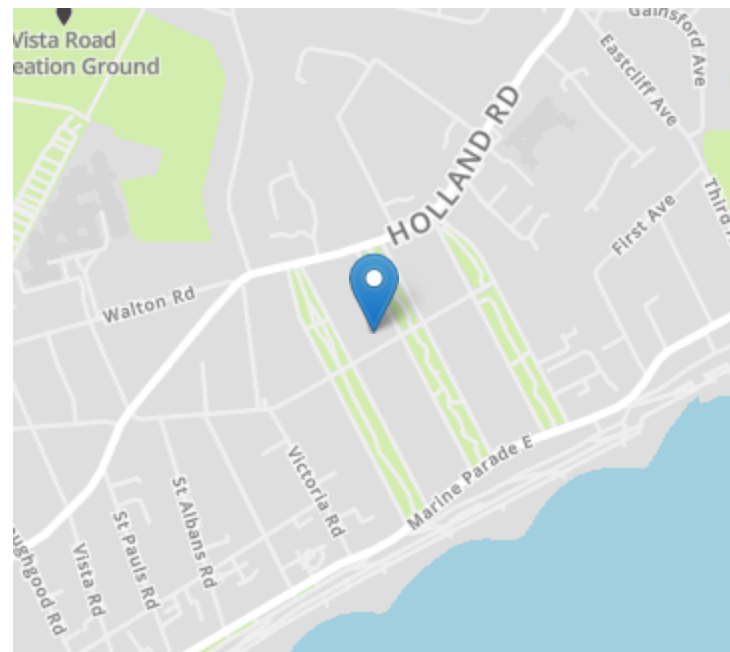
Property Details.

Floorplans



TOTAL FLOOR AREA: 2128 sq ft (197.7 sq m) approx.
 Energy ratings given are for guide only. They are based on the energy of the property calculated from measurements of space, window, walls and any other items the applicant has provided. They do not take into account the energy efficiency of any appliances or other equipment. The energy rating is based on the energy of the property as it is at the time of the valuation. The energy rating is given as a guide only and should not be relied upon for the purchase of a property. The energy rating is given as a guide only and should not be relied upon for the purchase of a property. The energy rating is given as a guide only and should not be relied upon for the purchase of a property.

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.