

FRONT Residential Estate Agents

FRONT

Gainsford Avenue
East Clacton

£309,995



Superb Detached House Close to Seafront

Three Bedrooms | Short Walk to Seafront | No Onward Chain | Double Glazing & Gas Central Heating | Large and Established Gardens | Well Presented Throughout | Desirable Location & Position

This attractive detached house is located in a highly desirable position in East Clacton and is just short walk away from the seafront and local amenities. The property has been updated and modernised by the current vendor and is very well presented throughout with the additional benefit of a large and established rear garden. We strongly recommend an early viewing to avoid disappointment.

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ENTRANCE PORCH

Window to front aspect, door to:

ENTRANCE HALL

Smooth ceiling, built in storage cupboard, stairs to first floor accommodation, doors to:

LOUNGE 17'9 x 14'9

Smooth ceiling, feature fireplace, wood laminate flooring, radiator, double glazed window to front and side aspect, double glazed sliding door to rear aspect.

KITCHEN/DINER

KITCHEN AREA 12'2 x 7'9

Range of contemporary style eye level units with matching cupboards and drawers below, fitted work surfaces, tiled splash backs, wood laminate flooring, ceramic sink with drainer and mixer taps, ample appliance space, double glazed window to side aspect, door to conservatory, way to:

DINING AREA 8'8 x 8'2

Smooth ceiling, radiator, wood laminate flooring, double glazed window to rear aspect, door to side aspect.

FIRST FLOOR ACCOMMODATION

LANDING

Smooth ceiling, loft access via hatch, radiator, feature windows to front aspect, doors to:

BEDROOM ONE 14'2 x 10'7

Radiator, triple fitted wardrobe, double glazed window to front and side aspect

BEDROOM TWO 13'8 x 7'1

Smooth ceiling, radiator, double glazed window to rear and side aspect.

BEDROOM THREE 8'7 x 7'7

Smooth ceiling, radiator, built in storage cupboard, double glazed window to side aspect.

BATHROOM

White suite comprises panel bath, wash hand basin, tiled walls, obscure double glazed window to side aspect.

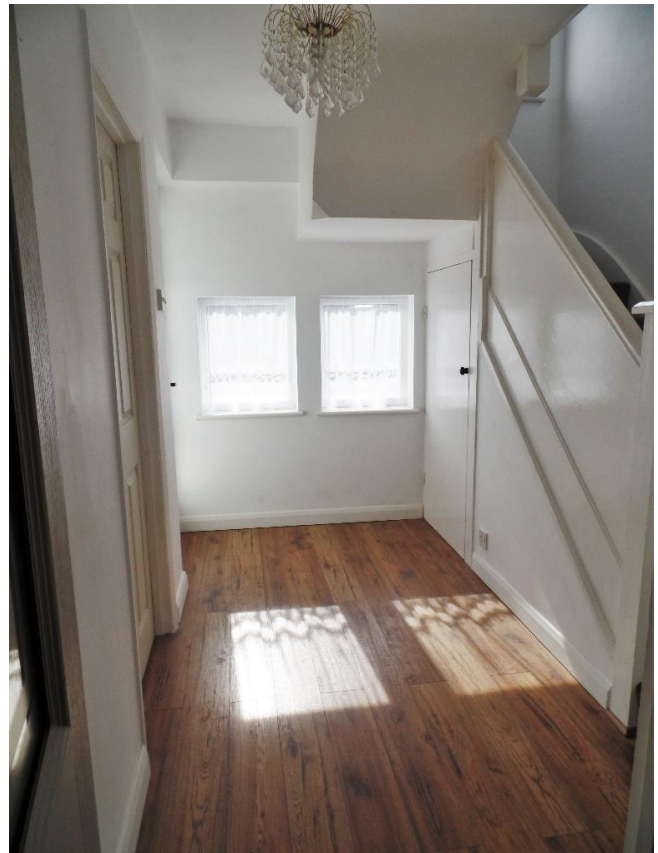
CLOAKROOM

Low level w/c, obscure double glazed window to side aspect.













OUTSIDE & GARDENS

To the front of the property there is a paved drive providing off road parking which leads to the detached garage.

The rear garden has a substantial and well presented lawn area with well stocked and mature shrub and flower borders. There is a timber framed shed and a greenhouse which we understand are to remain.

LOCATION

Located in a desirable road on the eastern outskirts of Clacton and close to the border of Holland on Sea, the property is within short walking distance to the seafront and local amenities. Both Clacton and Holland town centre are also within walking distance and provide comprehensive shopping, transport and leisure facilities.



Agents Notes:

These property particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate.