

## **43 GAINSFORD AVENUE, CLACTON. CO15 5AT.**

- \* INDIVIDUAL REFURBISHED DETACHED RESIDENCE
- \* FAVOURED LOCATION CLOSE TO SEAFRONT
- \* COMFORTABLE SIZE LOUNGE WITH PATIO DOORS
- \* REFITTED KITCHEN WITH DINING AREA
- \* NEW GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- \* GOOD SIZE PRIVATE GARDEN AND DETACHED GARAGE

**PEAGRAMS**  
estate agency

66 Station Road  
Clacton-on-Sea Essex CO15 1SP

Tel: (01255) 474254

[www. peagrams.co.uk](http://www.peagrams.co.uk)

**NEW  
LISTING**



## **PRICE £325,000 FREEHOLD**

A rarely available three bedroom DETACHED HOUSE which has been tastefully refurbished featuring a comfortable lounge with patio doors and good size kitchen/diner.

This individual property occupies a particularly sought after location to the east of Clacton within a short walk of Eastcliff Playing Fields, seafront and Holland Park Primary School.

In our opinion the house will appeal to the couple or family seeking a home in a desirable location and is available CHAIN FREE – early viewing advised via the SOLE AGENTS.

We advertise all our homes on



**rightmove.co.uk**  
The UK's number one property website

**Zoopla**  
Smarter property search

## THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES COMPRISES:-

ENTRANCE PORCH:	With further access to:-
ENTRANCE HALL:	Double glazed front windows, stairs to first floor, laminate flooring, built in cupboard under stairs.
LOUNGE: 18' x 15'	Comfortable well proportioned room with double glazed front and side windows, feature fireplace and hearth, TV point, laminate flooring, patio doors to garden.
KITCHEN/DINER: 20'8" x 7'7"	Refitted with range of work surfaces with drawers and cupboards under, plumbing for washing machine, inset sink unit, range of matching wall cabinets housing new gas combi boiler, part tiled walls, laminate flooring, radiator, double glazed rear window, side door to Covered Porch with access to garden.
FIRST FLOOR:	Double glazed front windows, access to LARGE LOFT with scope for alteration, radiator.
BEDROOM 1: 14'2" x 10'9"	Double glazed front and side windows, range of fitted wardrobe/ storage cupboards, radiator.
BEDROOM 2: 13'10" x 7'	Double glazed rear and side windows, radiator.
BEDROOM 3: 8'9" x 7'9"	Double glazed side window, radiator, eaves storage cupboard, interconnecting door between bedroom 3 and 2.
BATHROOM:	White suite comprising panelled bath with mixer tap and shower attachment, folding shower screen door, corner washbasin, fully tiled walls, double glazed side window, radiator.
SEPARATE WC:	Low level wc., part tiled walls, window to side.
OUTSIDE:	Established front garden and driveway DETACHED GARAGE. The good size private rear garden is approximately 70' deep laid mainly to lawn with patio area, green house, summer house and established trees and shrubs.
COUNCIL TAX:	BAND "E"



## THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES COMPRISES:-



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or the statements made by our staff concerning the above property. Any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars. All negotiations via Peagrams Estate Agency.