

15 LOVE WAY, CLACTON ON SEA. CO16 8FX.

- * WELL MAINTAINED THREE BEDROOM HOUSE
- * IMPRESSIVE REFITTED KITCHEN/DINER WITH APPLIANCES
- * SUPERB CONSERVATORY EXTENSION
- * PRIVATE SOUTH FACING REAR GARDEN
- * REPLACEMENT FULLY TILED BATH/SHOWER ROOM SUITE
- * GARAGE AND AMPLE PARKING

PEAGRAMS
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PRICE £218,000 FREEHOLD

A 1980's built three bedroom SEMI DETACHED HOUSE which has been tastefully improved boasting a well appointed kitchen/diner and impressive CONSERVATORY.

The property occupies a peaceful cul de sac location on the Cann Hall development, within easy walking distance of the primary school and a short drive to Clacton's seafront.

In our opinion, the house is ideal for the young family or first time buyer couple and also features a private south facing garden together with ample parking – VIEWING ADVISED!

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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES COMPRISES: -

ENTRANCE LOBBY:	Double glazed front door and window, further door to:-
LOUNGE: 14'2" x 13'8"	Feature fireplace and hearth with fitted gas fire, TV point, radiator, double glazed front window, telephone point, rear door to:-
KITCHEN/DINER: 13'8" x 10'6"	Refitted with extensive range of work surfaces with drawers and cupboards under, plumbing for washing machine, inset sink unit, integrated fridge and freezer, inset 4 ring ceramic hob with double oven under, range of matching wall cabinets with extractor hood and gas boiler, part tiled walls, radiator, cupboard under stairs, double glazed rear window and patio doors to:-
CONSERVATORY: 13'5" x 11'	Good size room with double glazed rear and side windows, radiator, door to garden.
FIRST FLOOR:	Access to loft, built in airing cupboard.
BEDROOM 1: 10'3" x 8'6"	Double glazed front window, wall to wall built in wardrobe/storage cupboards, radiator.
BEDROOM 2: 9'7" x 7'4"	Double glazed front window, radiator.
BEDROOM 3: 6'8" x 6'1"	Double glazed rear window, radiator.
BATHROOM:	Replacement white suite comprising panelled bath with independent "power" shower unit over and shower screen, vanity washbasin with cupboards under, heated towel rail, fully tiled walls and floor, double glazed side window.
OUTSIDE:	Ample parking and driveway to DETACHED GARAGE with power and light. The private south facing rear garden is approximately 30' deep and laid mainly to lawn.
COUNCIL TAX:	Band "B".

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