



3 Bedrooms

Situated in the highly desirable ROYALS ESTATE lies this larger than most, three bedroom, semi-detached family home, boasting large double bedrooms, a fantastic size kitchen and cozy living room/diner. There are separate bath, wet room and toilet facilities upstairs and extra timber framed conservatory reception space to the rear.

22 Crown Road, Clacton-on-Sea, Essex, CO15 1AT

Asking Price:

**£300,000 -
£325,000**

EPC Rating: To be
confirmed



Externally, the property offers a wonderful 90' garden allowing for great entertaining and space for the children to play. This property really is a huge step for the growing family on the property ladder. An early viewing is recommended.



For additional information and full photo gallery please visit www.palmerpartners.com



ACCOMMODATION:

Entrance Porch

Hall

Lounge - 20' 10" > 11'10 x 13' 7" > 7' 11"
(6.35m x 4.14m)

Kitchen - 11' 10" x 10' 10" (3.61m x 3.3m)

Conservatory - 11' 8" x 7' 9" (3.56m x 2.36m)

Utility Room - 10' 0" x 7' 9" (3.05m x 2.36m)

Wet room

Bathroom

Separate WC

Landing

Bedroom One - 12' 11" x 11' 9" (3.94m x 3.58m)

Bedroom Two - 11' 9" x 9' 10" (3.58m x 3m)

Bedroom Three - 13' 6" > bay x 8' 6" (4.11m x 2.59m)

Rear Garden - 80' (approx.) (24.38m)

Patio area with the remainder laid to lawn, side access.

Garage - 14' 5" x 8' 2" (4.39m x 2.49m)

Integral garage, power and light connected.

Front garden

The front is block paved offering off road parking.



Council Tax Band - B

Tenure - Freehold

Viewing - By appointment through Palmer & Partners



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Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. 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 any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.