



**DEDHAM AVENUE,
CLACTON-ON-SEA, ESSEX, CO16 8AN
£274,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offer this much improved and well presented semi detached family house situated on the outskirts of Clacton's town centre. The property can be found within walking distance of local shopping facilities, schools and bus stops and an internal inspection is warranted.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi supermarket on the right hand side. At the roundabout turn left into St Osyth Road, proceed straight across the next mini roundabout and past Tesco Express store on your left. At the traffic lights proceed straight across into Cloes Lane, straight across the next mini roundabout and turn left at the next mini roundabout into Hadleigh Road. First right into Dedham Avenue and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 24'1 x 11'2 LOUNGE/DINER *

* 10'9 REFITTED KITCHEN * 17'9 CONSERVATORY *

* GROUND FLOOR CLOAKROOM * REFITTED FIRST FLOOR SHOWER ROOM *

* GAS HEATING * FITTED SOLAR PANELS *

* OFF ROAD PARKING FOR TWO PLUS VEHICLES *

* WESTERLY FACING GARDEN * * SOLE AGENTS * *VIDEO TOUR AVAILABLE*

ENTRANCE HALL:

Double glazed side entrance door to entrance hall. Radiator, stair flight to first floor. Door to lounge/diner, kitchen and ground floor WC.

GROUND FLOOR CLOAKROOM:

Fitted with low level WC, vanity wash basin, radiator, double glazed window to front.

LOUNGE DINER: 24'1 (7.34m) x 11'2 (3.40m)

(narrowing to 9'5) Radiator, double glazed window to front, sliding double glazed patio doors to conservatory. Arch through to kitchen.

KITCHEN: 10'9 (3.28m) x 8'1 (2.46m)

Refitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer taps over. Cupboards, drawers and storage space under, range of matching eye level cupboards. Wine rack, integrated four ring gas hob, double oven. UPVC double glazed window to side, further double glazed windows and door to conservatory.

CONSERVATORY: 17'9 (5.41m) x 7'0 (2.13m)

Brick base construction with UPVC double glazed aspects to side and rear. Sliding patio doors to rear, further door to side.

FIRST FLOOR LANDING:

Built in airing cupboard, access to loft with telescopic ladder affording access to wall mounted gas boiler. Double glazed window to side, doors to bedrooms and bathroom.

BEDROOM ONE: 12'8 (3.86m) x 9'7 (2.92m)

(plus recess) Radiator, double glazed window to front.

BEDROOM TWO: 9'7 (2.92m) x 9'0 (2.74m)

(to fitted wardrobes) Radiator, double glazed window to rear.

BEDROOM THREE: 8'10 (2.69m) x 8'3 (2.51m)

Radiator, fitted storage cupboard, double glazed window to front.

SHOWER ROOM:

Refitted with a white coloured suite comprising shower cubicle, vanity wash basin with cupboards under, low level WC, part tiled walls, radiator, fitted storage units. Double glazed window to rear.

OUTSIDE:

Substantial block paved driveway to front with flower and shrub borders partially retained by dwarf brick wall with car port to the side and pedestrian access to rear garden. Westerly facing rear garden, paved with raised brick built planters well stocked with flower and shrub beds. Brick built storage shed/workshop power & light connected, timber pergola with climbing shrubs. The garden is retained by timber panel fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band: B.

EPC Rating B.

Services connected.

Electricity: Yes.

Gas: Yes.

Water: Yes.

Sewerage Type: Mains.

Telephone and Broadband coverage: Yes. Prospective purchasers should be directed to web site Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard property features to note: None.







GROUND FLOOR

1ST FLOOR



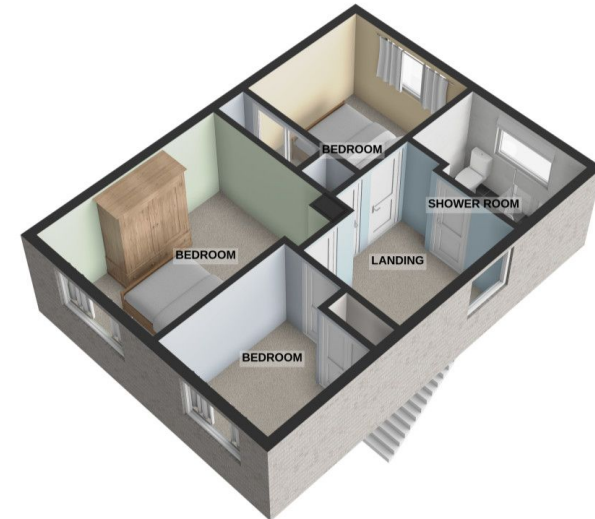
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
50.2 sq.m. (540 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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