



BLAKE & THICKBROOM



**BALMORAL AVENUE,
CLACTON-ON-SEA, ESSEX, CO15 2AJ
£220,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are delighted to offer for sale this well presented extended detached bungalow situated in this established residential location on the outskirts of Clacton's town centre. The bungalow benefits from a South facing rear garden and is conveniently located within walking distance of local shops and bus route to Clacton's town centre.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, left at mini roundabout into St Osyth Road, continue across the next mini roundabout along St Osyth Road for approx a quarter of a mile passing Tesco Express store on the left hand side. Take the next turning left into Coopers Lane, first left into Windsor Avenue, first right into Balmoral Avenue, proceed a short distance and the bungalow will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 13'9 LOUNGE *

* 10'5 x 9'7 FITTED KITCHEN *

* MODERN SHOWER ROOM *

* 20'2 CONSERVATORY *

* GAS HEATING VIA RADIATORS (boiler installed in July 2021) *

* REPLACEMENT DOUBLE GLAZING *

* APPROX 40' SOUTH FACING REAR GARDEN *

* OFF ROAD PARKING *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Double glazed side entrance door to entrance hall. Laminated wood flooring.

BEDROOM ONE: 11'6 (3.51m) x 10'7 (3.23m)

Radiator. Laminated wood flooring. Window to rear.

BEDROOM TWO: 9'9 (2.97m) x 8'0 (2.44m)

Radiator. Laminated wood flooring. Window to front.

SHOWER ROOM:

Modern suite comprising of corner shower cubicle, vanity hand wash basin, low level WC. Fully tiled walls, tiled flooring. Loft access. Radiator. Window to side.

LOUNGE: 13'9 (4.19m) x 10'7 (3.23m)

Fitted electric fire, moulded fire surround and stone hearth. Radiator. Laminated wood flooring. Picture rail. Bay window to front.

KITCHEN: 10'5 (3.18m) x 9'7 (2.92m)

(max). Well appointed with a range of white laminated fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards under, eye level cupboards, cupboard housing combi boiler (installed in July 2021). Part tiled walls, tiled flooring. Window to rear, double glazed door to conservatory.

CONSERVATORY: 20'2 (6.15m) x 9'2 (2.79m)

Of brick based construction with panelled roof. Laminated wood flooring. Windows to side and rear, double glazed doors to rear garden.

OUTSIDE:

Lawned front garden with front boundary walling, driveway providing off road parking. Side gate access leading through to approx 40' South facing lawned rear garden. Two storage sheds to remain, greenhouse to remain. Outside power points, outside tap. Mature shrubs and trees. The garden is enclosed by panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating E.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

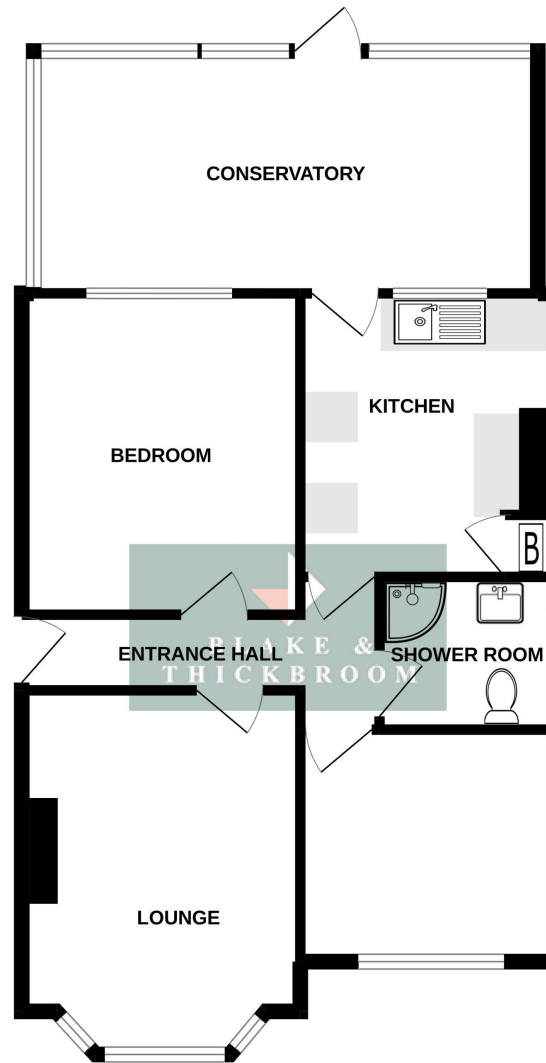
Telephone & Broadband coverage - Not connected. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard property features to note - None.



GROUND FLOOR



BALMORAL AVENUE, CLACTON-ON-SEA, ESSEX, CO15 2AJ

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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