



**DESCRIPTION:**

Blake & Thickbroom are pleased to offering this impeccably presented holiday home situated on 'The Firs' which is a privately owned and run caravan park set in the highly regarded village of Little Clacton. This 2018 model (40ft x 20ft) is fully furnished and available for viewings now.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Pier Avenue into Old Road. Through one way system round to the left into London Road. At the large roundabout take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left and after some distance proceed straight across the next roundabout into London Road Little Clacton. The Firs caravan park can be found on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

- \* MASTER BEDROOM WITH EN SUITE SHOWER ROOM & WALK IN WARDROBE \*
- \* BEDROOM TWO WITH WALK IN WARDROBE \* 24'8 x 19'5 OPEN PLAN LIVING ROOM/KITCHEN/DINER WITH INTEGRATED COOKER, DISH WASHER, WASHING MACHINE, TWO FRIDGES & MICROWAVE \*
- \* GAS HEATING SYSTEM \* DOUBLE GLAZING \* SUBSTANTIAL VERANDA \*
- \* LARGER THAN AVERAGE PLOT \* PARKING \* ACCESS TO PARK LEISURE FACILITIES \*
- \* WITHIN A MILE OF VILLAGE FACILITIES INCLUDING MAJOR SUPERMARKET OUTLET, POST OFFICE & PUBLIC HOUSE \*

**ENTRANCE:**

Double glazed side entrance door to open plan lounge, kitchenette and diner.

**LOUNGE/KITCHEN/DINER:** 24'8 (7.52m) x 19'5 (5.92m)

Kitchen Area: Fitted with a range of laminated fronted units comprising laminated work surfaces with inset single drainer sink unit and boiler water tap over. Cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated calor gas cooker, dish washer, washing machine, two fridges and microwave. Double glazed windows to front, rear and side with double glazed patio doors leading to veranda. Door to Inner Hallway.

**INNER HALLWAY:**

Radiator, doors to bedrooms and bathroom.

**MASTER BEDROOM:** 9'7 (2.92m) x 9'2 (2.79m)

Radiator, built in walk in wardrobe, window to rear, door to en suite shower room.

**EN SUITE SHOWER ROOM:**

Fitted with white coloured suite comprising shower quadrant, low level WC, vanity wash basin, chrome effect radiator, double glazed window to rear.

**BEDROOM TWO:** 9'7 (2.92m) x 8'9 (2.67m)

Radiator, built in walk in wardrobe, double glazed window to front.

**BATHROOM:**

White coloured suite comprising panelled bath, vanity wash basin with cupboards under, low level WC, chrome effect radiator, double glazed window to front.

**OUTSIDE:**

The property occupies a premium size plot in a favourable position overlooking fields to the rear and parking bay to the front.

**AGENTS NOTES:**

Tenure is N/A

Council Tax n/a

EPC n/a

We have been advised the current service charges are approx £5,000.00 per annum







