



BLAKE & THICKBROOM



DAHLIA CLOSE,
CLACTON-ON-SEA, ESSEX, CO16 7BU
£210,000 (Asking Price)

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DESCRIPTION:

A well presented modern terraced house situated at the end of a cul de sac in a quite walk way position on the popular modern Ruaton Gardens development and being conveniently located within a short walk to Bockings Elm's shops and bus route to Clacton's town centre.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, left at the mini roundabout into St Osyth Road. Proceed along St Osyth Road for approximately quarter of a mile, straight across the first set of traffic lights, right at the next mini roundabout into Ruaton Drive. Second turning right into Dahlia Close, proceed to the end of the cul de sac and a walk way position will be found on the left hand side. The property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * FIRST FLOOR WET ROOM *
- * GAS HEATING VIA RADIATORS * DOUBLE GLAZED WINDOWS *
- * GROUND FLOOR CLOAKROOM * 17'1 x 12'3 LOUNGE/DINER *
- * 11'10 x 10'7 FITTED KITCHEN WITH BUILT IN OVEN, HOB UNIT *
- * APPROX 60' REAR GARDEN * GARAGE IN BLOCK *
- * QUITE WALK WAY POSITION * SOLE AGENTS *

FIRST FLOOR BEDROOM ONE: 11'10 (3.61m) x 10'10 (3.30m)

Radiator, built in wardrobe, window to rear.

BEDROOM TWO: 10'9 (3.28m) x 10'2 (3.10m)

Radiator, built in wardrobe, window to rear.

BEDROOM THREE: 7'10 (2.39m) x 7'2 (2.18m)

Radiator, window to front.

WET ROOM (former bathroom):

Wall mounted shower unit, hand wash basin, low level WC, fully tiled walls, window to front.

LANDING:

Cupboard housing combi gas boiler, access to loft, window to front. Stair flight to ground floor.

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Radiator, door to cloakroom.

GROUND FLOOR CLOAKROOM:

Low level WC, hand wash basin, window to front.

LOUNGE DINER: 17'1 (5.21m) x 12'3 (3.73m)

Radiator, under stairs storage cupboard, windows to front and rear.

KITCHEN: 11'10 (3.61m) x 10'7 (3.23m)

Well appointed with a range of white laminated fronted units comprising laminated work surfaces with inset single drainer sink unit. Cupboards under, eye level cupboards, inset five ring gas hob, further built in double oven with cupboard storage above and below. Part tiled walls, window to rear. Double glazed door to outside.

OUTSIDE:

Small front garden. To the rear of the property approximately 60' lawned rear garden with trees, shrubs, block paved patio area. The garden is enclosed by panel fencing. We understand from the current owner garage is located in a block to the right hand side at the end of the cul de sac of Dahlia Close. Title plan on file to confirm position of the garage if required.

AGENTS NOTES:

Material information for this property

Tenure is Freehold.

Council Tax Band B.

EPC Rating TBA.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone & Broadband coverage - Yes.

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 NO.



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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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