



BLAKE & THICKBROOM



**DUMONT AVENUE,
ST OSYTH, ESSEX, CO16 8JR
£360,000 (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 be offering for sale this four bedroom detached chalet style bungalow dating back to '1929'. The property offers a considerable amount of accommodation over two floors, plus a double length garage, is on a plot of approximately one third of an acre and situated within the highly regarded Point Clear area. An early inspection is recommended to avoid missing out on this rare opportunity.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the first exit into St Johns Road. Proceed along St Johns Road for approx 2 miles. Cross two mini roundabouts, down the hill passing Pump Hill garage on the right hand side. First turning left sign posted towards the village of St Osyth. Proceed along Clacton Road into the heart of the village. Straight across the cross roads into Mill Lane and continue for a further one mile leading into Point Clear Road. Dumont Avenue can be found as a turning on the left hand side. Proceed into Dumont Avenue for a short distance and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * 17'6 x 13'7 LOUNGE *

* 12' x 10'10 KITCHEN * GROUND FLOOR SHOWER ROOM *

* FIRST FLOOR SHOWER FACILITY * OIL FIRED HEATING *

* BALCONY * PLOT APPROX THIRD OF AN ACRE * 30'10 x 13'5 narrowing to 8'1 GARAGE *
SCOPE FOR IMPROVEMENT *

* SOLE AGENTS * VIEWING RECOMMENDED *

LOUNGE: 17'6 (5.33m) x 13'7 (4.14m)

Wooden entrance door leading to lounge. Heated skirting, original fireplace with brick surround. Wooden sliding door into bedroom three. Wooden sliding door to hallway. Replacement double glazed bay window to front, single glazed window to side.

BEDROOM THREE: 13'7 (4.14m) x 13'1 (3.99m)

Heated skirting, original fireplace with brick surround. Replacement double glazed bay window to front, secondary glazed window to side.

BEDROOM FOUR: 12'0 (3.66m) x 12'0 (3.66m)

Heated skirting, secondary double glazed windows to side and rear.

GROUND FLOOR SHOWER ROOM:

Comprising low level WC, pedestal hand wash basin, double width shower tray, radiator, Mesimine panelled walls, part tiled walls. Two secondary double glazed windows to rear.

KITCHEN: 12'0 (3.66m) x 10'10 (3.30m)

Laminated rolled edge work surfaces with inset sink drainer unit. Cupboards, drawers and storage space under, range of eye level cupboards. Understairs storage cupboard, radiator, part tiled walls. Secondary double glazed windows to side and rear. Door to side porch.

HALLWAY:

Stairs to first floor. Doors to all rooms.

FIRST FLOOR: BEDROOM ONE: 16'2 (4.93m) x 13'11 (4.24m)

Radiator, vanity hand wash basin, fitted wardrobes, airing cupboard, double doors to balcony. Access to loft, double doors to bedroom two. Replacement double glazed window to front.

BEDROOM TWO: 16'2 (4.93m) x 12'6 (3.81m)

Radiator, eaves storage, shower tray with electric shower. Replacement double glazed windows to front and side. Single glazed window to rear.

BALCONY:

Enclosed balcony with views over the rear garden.

OUTSIDE:

To the front of the property stoned and shingled driveway providing access for off road parking, lawned area with flower and shrubs. Dual side access leading to the rear garden. Further access down the side to the garage 30'10 x 13'5 narrowing to 8'1 Power and light connected, boiler stored in the garage.

OUTSIDE WC:

Fitted with low level WC, vanity hand wash basin, part tiled walls, two single glazed windows.

REAR GARDEN:

The rear garden concrete area adjacent to the rear of the property with pathway leading to garage. Remainder is laid to lawn enclosed by trees and wooden panel fencing. Summer house, greenhouse and storage shed to remain.

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AGENTS NOTES:

Material information for this property.

Tenure: Freehold. Council Tax Band: E. EPC: F.

Services connected

Electricity: Yes

Gas: No

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Yes

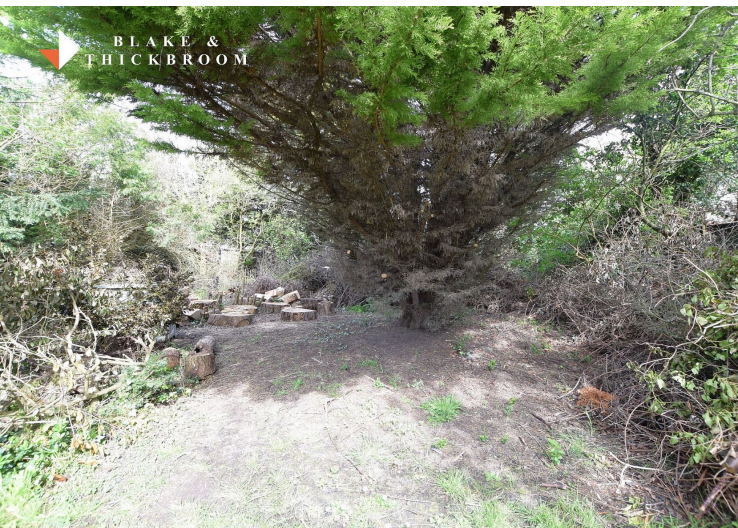
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No

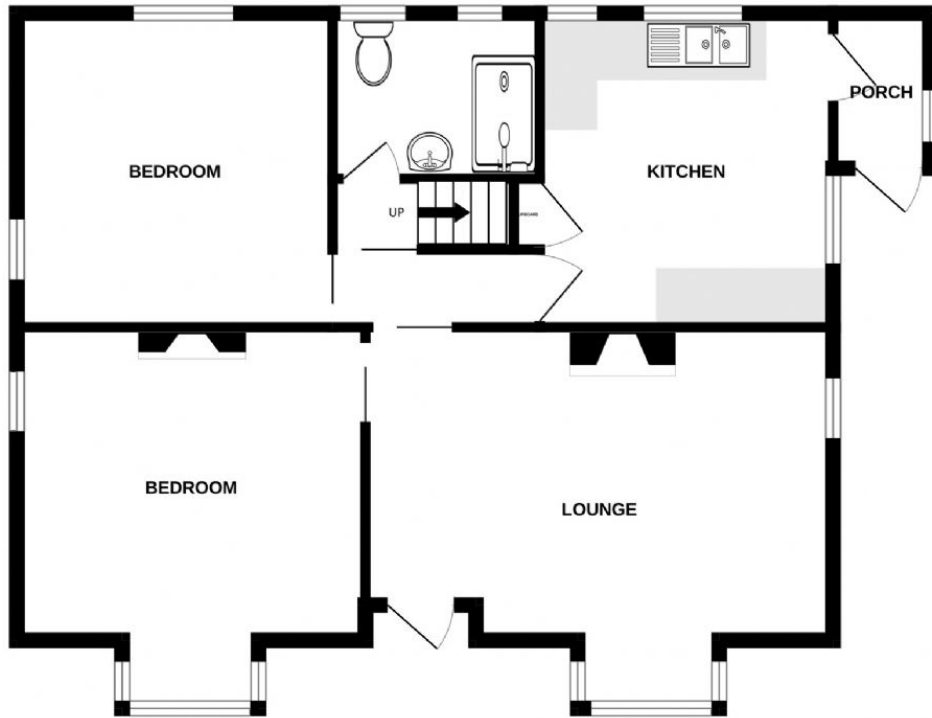
Non standard property features to note - None



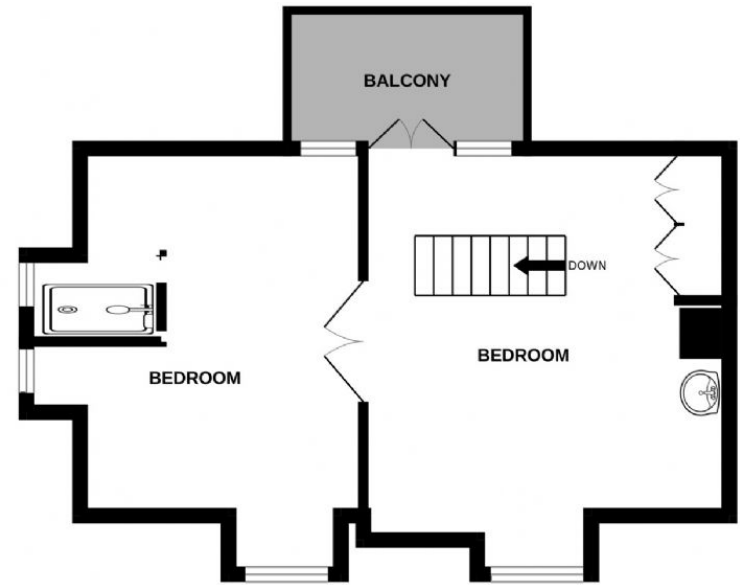




GROUND FLOOR



1ST FLOOR



DUMONT AVENUE, POINT CLEAR, ESSEX, CO16 8JR

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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