



BLAKE & THICKBROOM



**SALVIA CLOSE,
CLACTON-ON-SEA, ESSEX, CO16 7BZ
£200,000 (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 pleased to be offering this well presented home situated to the northern outskirts of Clacton's town centre. The property can be found within walking distance of local primary schools and bus stops and within a 5 minute drive of Clacton's town centre. The property is being offered for sale with no onward chain and we are of the opinion would suit either a first timer buyer or investment purchaser.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue passing Aldi supermarket on the right hand side. At the roundabout take the first exit 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 and at the roundabout take the second exit into Ruation Drive. Salvia Close can be found as the third turning on the right hand side. The property can be found on the left.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * 13' x 8'1 BEDROOM ONE WITH BUILT IN WARDROBES * 9'10 x 8'5 BEDROOM TWO *
- * 16'7 x 10'8 LOUNGE/DINER * 10'8 MODERN FITTED KITCHEN *
- * GAS HEATING * UPVC DOUBLE GLAZING *
- * GARAGE & PARKING * APPROX 40' REAR GARDEN *
- * NO ONWARD CHAIN * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE LOBBY:

UPVC entrance door to entrance lobby. Built in storage cupboard housing wall mounted gas boiler (fitted 2015) Doors to lounge and kitchen.

KITCHEN: 10'8 (3.25m) x 5'9 (1.75m)

Fitted with a range of modern laminated fronted units comprising laminated work surfaces with inset single drainer sink unit. Cupboards and drawers under, range of eye level cupboards. Integrated four ring gas hob with oven under. Radiator, double glazed window to front.

LOUNGE DINER: 16'7 (5.05m) x 10'8 (3.25m)

Radiator, stair flight to first floor. UPVC double glazed window and door overlooking rear garden.

FIRST FLOOR LANDING:

Access to loft, doors to bedrooms and bathroom.

BEDROOM ONE: 13'0 (3.96m) x 8'1 (2.46m)

Built in wardrobe, radiator, double glazed window to rear.

BEDROOM TWO: 9'10 (3.00m) x 8'5 (2.57m)

Radiator, double glazed window to front.

BATHROOM:

White coloured suite comprising panelled bath with wall mounted shower and shower screen over. Low level WC, pedestal wash basin, fully tiled walls, double glazed window to front.

OUTSIDE:

Small lawned frontage with shrubbery beds. The rear garden is approx 40' in length, laid to lawn with a paved patio area adjacent to the rear of the property. The garden is retained by timber fencing. Personnel gate leading to communal alleyway with access to garage. Up and over door with parking space in front.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: C

Services connected:

Electricity : Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Disconnected

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 - None

Non standard property features to note: None

BLAKE & THICKBROOM



BLAKE & THICKBROOM



BLAKE & THICKBROOM



BLAKE & THICKBROOM



BLAKE & THICKBROOM



BLAKE & THICKBROOM



BLAKE & THICKBROOM



BLAKE & THICKBROOM

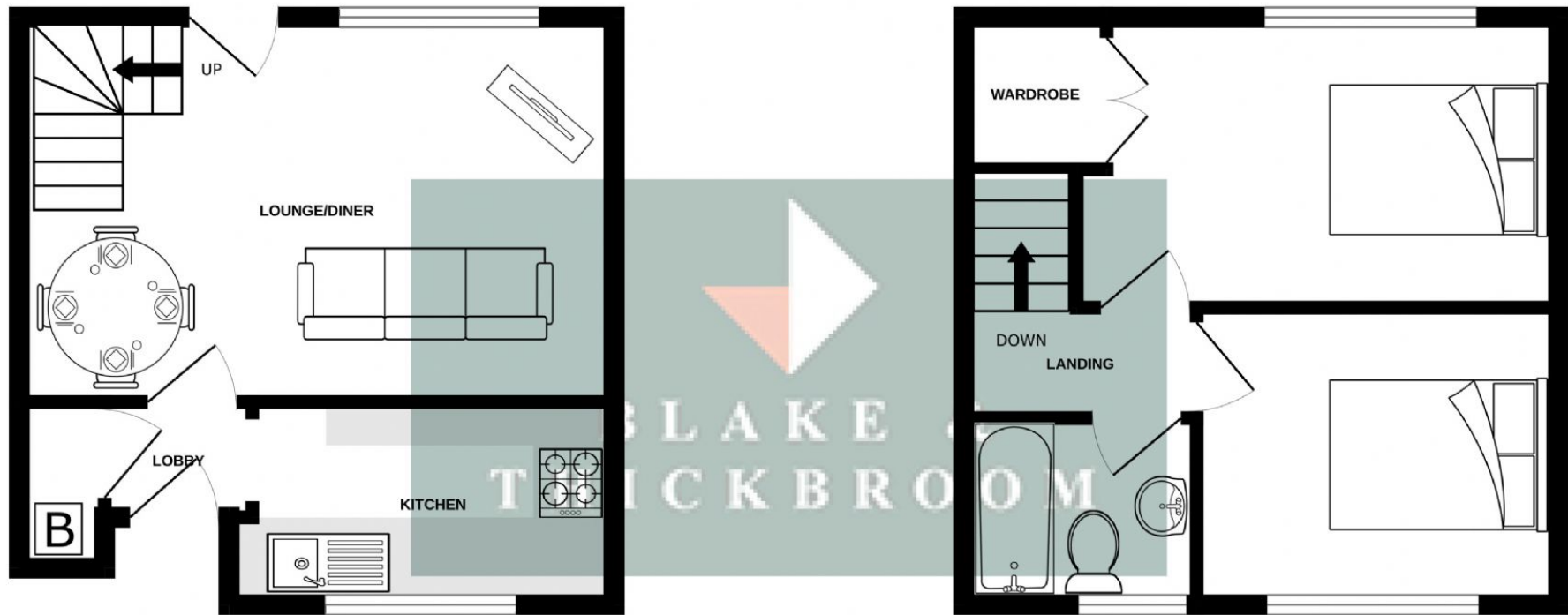


BLAKE & THICKBROOM



GROUND FLOOR

1ST FLOOR



SALVIA CLOSE, CLACTON-ON-SEA, ESSEX, CO16 7BZ

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.
Made with Metropix ©2024