



BLAKE & THICKBROOM



**CRAIGFIELD AVENUE,
CLACTON-ON-SEA, ESSEX, CO15 4HR
£235,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this two bedroom semi detached house situated on the highly regarded Birds development. The property would make an ideal first time purchase offering an opportunity to put your own stamp on it. The property is located within walking distance of local shopping facilities, GP surgery and bus route to Clacton's town centre. An early viewing is recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road, upon reaching the main London Road roundabout (fire station on left) take the fourth exit into St Johns Road. Proceed to the center of Great Clacton, turn left at the former Queens Head public house into North Road. Take the first right into Ravensdale, second right into Kestrel Way, third left into Craigfield Avenue. The property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * OFFICE / BEDROOM THREE *

* LOUNGE 15' x 14'5 * KITCHEN 15' x 13'10 *

* WHITE BATHROOM SUITE *

* DOUBLE GLAZING * GAS HEATING VIA RADIATORS *

* WESTERLY FACING REAR GARDEN * OFF ROAD PARKING & GARAGE *

* CLOSE TO LOCAL SHOPPING FACILITIES *

* SOLE AGENTS * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 13'10 (4.22m) x 9'8 (2.95m)

Radiator. Replacement double glazed window to rear.

BEDROOM TWO: 11'5 (3.48m) x 9'7 (2.92m)

Radiator. Replacement double glazed window to front. Access to Office / Bedroom three.

OFFICE / BEDROOM THREE: 15'2 (4.62m) x 4'11 (1.50m)

Radiator. Fitted wardrobe. Replacement double glazed window to front.

BATHROOM: 10'10 (3.30m) x 4'11 (1.50m)

Panelled bath with shower attachment and shower screen, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Melamine panelled walls. Replacement double glazed window to rear.

FIRST FLOOR LANDING:

Loft access (boiler located in loft). Storage cupboard. Doors to all rooms. Stairflight to ground floor.

ENTRANCE PORCH:

Entrance door to entrance porch. Door to:

LOUNGE: 15'0 (4.57m) x 14'5 (4.39m)

Radiator. Stairs to first floor. Replacement double glazed window to front. Access through to:

KITCHEN: 15'0 (4.57m) x 13'10 (4.22m)

Comprising of laminated rolled edge work surfaces with matching upstands, inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, integrated low level double oven, electric hob and extractor hood above. Fully tiled flooring, part tiled walls. Replacement double glazed window and door to rear garden. Service door to garage (17'5 x 12'2) power and light connected with manual up and over door, Door leading to workshop / garden.

OUTSIDE:

To the front of the property is a paved driveway affording access for off road parking, partly laid to lawn. The rear garden enjoys a Westerly facing aspect with concreted area adjacent to the house. The rest of the garden is slightly raised and laid to lawn. The garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

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

Any additional property charges - No.

Non standard properties features to note - None.



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GROUND FLOOR

1ST FLOOR



73, CRAIGFIELD AVENUE, CLACTON-ON-SEA, ESSEX, CO15 4HR

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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