



BLAKE & THICKBROOM



CONSTABLE AVENUE,
CLACTON-ON-SEA, ESSEX, CO16 8DA
£260,000 (Offers Over)

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

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this three bedroom detached family home situated on the highly regarded Cann Hall development. The property is conveniently located within walking distance of local schools, short drive to major supermarkets. An early viewing is advised to avoid missing out on this opportunity.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout take the first exit into St Johns Road. First right into Constable Avenue. Proceed for a short while and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * FIRST FLOOR BATHROOM *

* GROUND FLOOR WC * 19'8 x 16'8 LOUNGE *

* 9'8 x 7'8 KITCHEN * 11'2 x 6'1 DINING ROOM *

* GAS HEATING * DOUBLE GLAZING *

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

* VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 14'0 (4.27m) x 9'10 (3.00m)

Radiator, fitted wardrobe, two replacement double glazed windows to rear.

BEDROOM TWO: 13'8 (4.17m) x 9'11 (3.02m)

Radiator, replacement double glazed window to rear.

BEDROOM THREE: 7'5 (2.26m) x 7'1 (2.16m)

Radiator, replacement double glazed window to front.

BATHROOM:

Low level WC, pedestal wash basin, panelled bath with shower attachment and shower curtain, radiator, fully tiled walls, replacement double glazed window to front.

FIRST FLOOR LANDING:

Access to loft, storage cupboards, doors to all rooms. Stairs to ground floor.

ENTRANCE HALL:

Replacement double glazed window to front, radiator, stairs to first floor, doors to all rooms.

GROUND FLOOR CLOAKROOM:

Low level WC, radiator, vanity hand wash basin, replacement double glazed window to side.

KITCHEN: 9'8 (2.95m) x 7'8 (2.34m)

Modern fitted kitchen comprising cream laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit. Cupboards, drawers and storage space under, range of matching eye level cupboards. Extractor hood, wall mounted gas boiler housed in cupboard. Fully tiled walls, replacement double glazed window to rear.

LOUNGE: 19'8 (5.99m) x 16'8 (5.08m)

(narrowing to 9'9) Radiators, access to dining area, replacement double glazed window to front. Replacement double glazed window to rear, replacement double glazed sliding doors to garden.

DINING ROOM: 11'2 (3.40m) x 6'1 (1.85m)

Radiator, replacement double glazed window to front.

OUTSIDE:

To the front of the property is a driveway to the left hand side of the property providing access to off road parking. Further access to garage with up and over door. Side access to rear garden. The property also benefits to the right hand side of the property additional parking. The rear garden enjoys a westerly aspect, concrete area adjacent to the rear of the property, remainder laid to lawn with shrubs. The garden is enclosed by brick wall and wooden fencing.

AGENTS NOTES:

Material information for this property

Tenure: Freehold. Council Tax Band: C. EPC: D

Services connected

Electricity - Yes

Gas- Yes

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 property features to note- No



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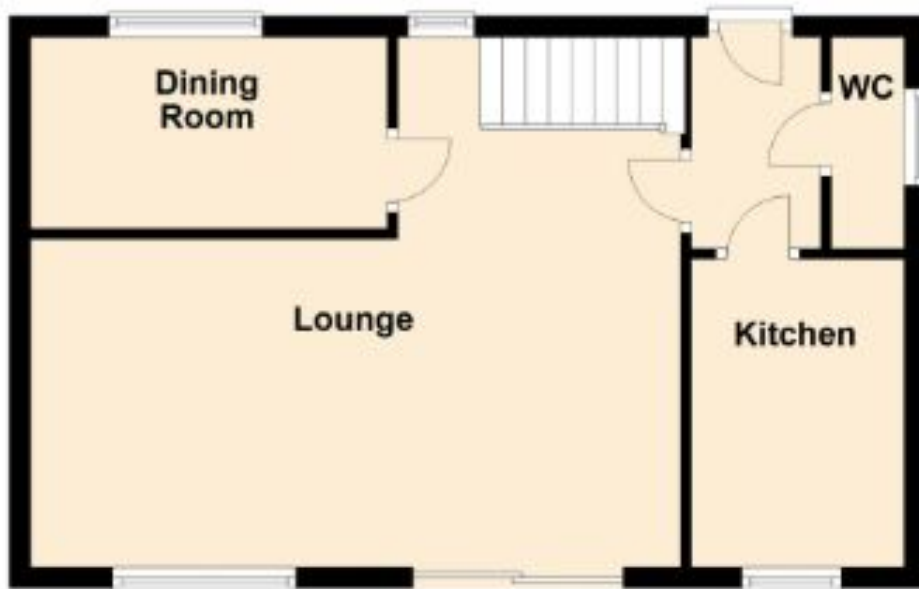
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Ground Floor



First Floor

