



BLAKE & THICKBROOM



DIXON AVENUE,
CLACTON-ON-SEA, ESSEX, CO16 8FR
£225,000 (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 for sale this three bedroom semi detached house situated on the highly regarded Cann Hall development on the outskirts of Clacton's town centre. The property offers a great opportunity for a buyer to put their own stamp on in and make it their own. The property also benefits from a Westerly facing rear garden and a garage with off road parking. The property is being offered for sale with no onward chain and is conveniently located within a short walk of local shopping facilities, primary school and bus route to Clacton's town centre.

DIRECTIONS:

PROCEED FROM: Clacton's town Centre on the A133 London Road. At large roundabout (fire station on your left), take the first exit into St Johns Road, take first right into Constable Avenue. Proceed along Constable Avenue for approximately three quarters of a mile, Dixon Avenue can be found as the third turning on the left hand side and the property will be found almost immediately on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS *

* 16'9 x 14'5 LOUNGE *

* 8'6 x 7'9 KITCHEN *

* FIRST FLOOR WET ROOM *

* ELECTRIC HEATING (not tested) * DOUBLE GLAZING *

* WESTERLY FACING REAR GARDEN *

* 16'8 x 8'10 GARAGE * OFF ROAD PARKING *

* SOLE AGENTS * NO ONWARD CHAIN *

* VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 14'3 (4.34m) x 8'2 (2.49m)

Electric storage heater (n/t). Replacement double glazed window to front.

BEDROOM TWO: 10'5 (3.18m) x 7'11 (2.41m)

Electric storage heater (n/t). Replacement double glazed window to rear.

BEDROOM THREE: 7'0 (2.13m) x 6'3 (1.91m)

Electric storage heater (n/t). Replacement double glazed window to rear.

WET ROOM:

Comprising of electric walk in shower, vanity hand wash basin, low level WC. Extractor fan. Fully tiled walls. Replacement double glazed window to front.

FIRST FLOOR LANDING:

Loft access. Storage cupboard. Doors to all rooms. Replacement double glazed window to side. Stairs to ground floor.

ENTRANCE HALL:

Entrance door to entrance hall. Electric storage heater (n/t). Stairs to first floor. Doors to all rooms. Replacement double glazed window to side.

LOUNGE: 16'9 (5.11m) x 14'5 (4.39m)

Understairs storage cupboard. Electric storage heater (n/t). Wall mounted electric fire (n/t). Replacement double glazed window to rear and doors leading to rear garden.

KITCHEN: 8'6 (2.59m) x 7'9 (2.36m)

Comprising of laminated rolled edge work surfaces with inset one and a half bowl sink unit with cupboards, drawers and storage below, range of eye level cupboards, low level oven with electric hob, extractor hood, low level fridge and low level freezer. Fully tiled walls. Replacement double glazed window to front.

OUTSIDE:

Concrete driveway to the front of the property affording access for off road parking, further access to garage (16'8 x 8'10) with manual up and over door, power and light connected. Paved area to the front. The rear garden benefits from a Westerly facing aspect with paved area adjacent to the house, pathway leading to rear. Mature trees and shrubs, the rest of the garden is mainly laid to lawn. Greenhouse and wooden storage shed to remain. The garden is partially retained by wooden panelled fencing.

AGENTS NOTES:

Material information for this property:

Tenure is Freehold.

Council Tax Band B.

EPC Rating TBA.

Services Connected.

Electricity - Yes.

Gas - No.

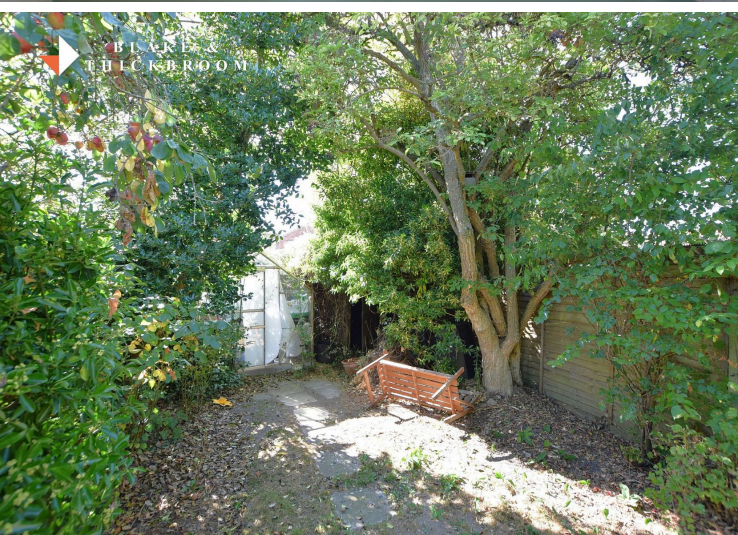
Water - Yes.

Sewerage type - Mains.

Telephone & Broadband coverage - Unknown due to property being vacant. 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



DIXON AVENUE, CLACTON-ON-SEA, ESSEX, CO16 8FR

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