

▶ BLAKE & THICKBROOM



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DESCRIPTION:

PRICED TO SELL!

Blake & Thickbroom are pleased to be offering for sale this two bedroom holiday caravan situated on the Firs Park development, privately owned and run caravan park, set in the highly regarded village of Little Clacton. This Willerby Vogue (measures 42' x 12') is a 2008 model and is ready for viewing immediately and is being offered for sale with no onward chain.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via the A133 London Road. At the large roundabout (fire station on left), take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left and after some distance proceed straight across the next roundabout into London Road, Little Clacton. The Firs Park can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* WILLERBY VOGUE 42' x 12' 2008 MODEL *

* TWO BEDROOMS *

* BATHROOM & ENSUITE *

* LOUNGE 12'9 x 12'5 *

* KITCHEN 12'4 x 9'2 *

* DECKED AREA *

* DOUBLE GLAZING * CALOR GAS HEATING *

* PRICED TO SELL * VILLAGE LOCATION *

* NO ONWARD CHAIN * SOLE AGENTS *

KITCHEN: 12'4 (3.76m) x 9'2 (2.79m)

Replacement double glazed entrance door to modern fitted kitchen comprising of wood effect laminated units with laminated rolled edge work surfaces with matching upstands, inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, low level double oven with four ring gas hob and extractor hood above. Access to lounge and door to lobby with further access to bedrooms and bathroom. Replacement double glazed windows to front and rear.

LOUNGE: 12'9 (3.89m) x 12'5 (3.78m)

Radiator. Wall mounted fire. Replacement double glazed window to front and rear, doors to side.

LOBBY AREA:

Radiator. Doors to all rooms.

BEDROOM ONE: 12'2 (3.71m) x 9'8 (2.95m)

Radiator. Fitted wardrobes, walk in wardrobe. Replacement double glazed windows to side and rear, door to:

ENSUITE SHOWER ROOM:

Comprising of shower tray with sliding doors and shower attachment, pedestal hand wash basin with mixer tap, low level WC. Radiator. Extractor fan. Replacement double glazed window to front.

BEDROOM TWO: 8'9 (2.67m) x 5'5 (1.65m)

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

BATHROOM:

Modern fitted bathroom suite comprising of P shaped bath with shower screen and shower attachment above, pedestal hand wash basin, low level WC. Heated towel rail. Wall mounted cupboard. Extractor fan. Replacement double glazed window to rear.

OUTSIDE:

Raised decking affording access for seating and storage to the front of the property. Paved path around the caravan, further access for storage, the rear area is partly laid to lawn with flower beds. Outside electrical socket and lighting. Storage shed to remain.

PARKING:

Communal access is accessed via a key fob which lifts the barrier. Communal gardens surrounding. There is an on-site facility and office.

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AGENTS NOTES:

Material information for this property.

Tenure: N/A. Council Tax N/A. EPC N/A.

Services connected:

Electricity - Yes.

Gas - No. Supplied by calor gas.

Water - Yes.

Sewerage type- Mains.

Telephone and Broadband coverage - Unknown. 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 - Yes. We have been advised the current service charge is approximately £5,300 per annum. We understand the site use is only for holiday and recreational purposes. The caravan cannot be used as your only or main residential home. The caravan can be used from 1st March to the end of February.



