



BLAKE & THICKBROOM



JUBILEE AVENUE,
CLACTON-ON-SEA, ESSEX, CO16 9QT
£254,000 (Asking Price)

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

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this spacious, two bedroom semi detached bungalow conveniently located within a short distance of major shopping facilities. The property is being offered for sale with no onward chain and as the vendor's chosen sole agent, an early viewing is recommended to fully appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout (fire station on the left), take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left, passing the traffic lights at the bottom on the hill. Take the third turning right into Jubilee Avenue. Proceed to the end and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS *
- * 14'10 x 12 '11 LOUNGE *
- * 10'1 x 8'1 KITCHEN *
- * 9'3 x 7'1 CONSERVATORY *
- * SHOWER ROOM *
- * GAS HEATING * DOUBLE GLAZING *
- * 15'6 GARAGE & OFF ROAD PARKING *
- * NO ONWARD CHAIN * SOLE AGENTS *
- * VIEWING RECOMMENDED *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator. Loft access. Airing cupboard, storage cupboard. Doors to all rooms.

BEDROOM ONE: 12'6 (3.81m) x 11'0 (3.35m)

(into recess). Radiator. Fitted wardrobes. Replacement double glazed window to rear.

BEDROOM TWO: 12'2 (3.71m) x 10'11 (3.33m)

Radiator. Replacement sliding double glazed sliding doors to rear / conservatory.

CONSERVATORY: 9'3 (2.82m) x 7'1 (2.16m)

UPVC aspects to sides and rear, panelled roof. French style doors to rear garden.

LOUNGE: 14'10 (4.52m) x 12'11 (3.94m)

Radiator. Gas back boiler. Replacement double glazed windows to front and side.

KITCHEN: 10'1 (3.07m) x 8'1 (2.46m)

Comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, low level oven with hob unit and extractor hood above. Part tiled walls. Replacement double glazed windows and door to side leading to garden.

SHOWER ROOM:

Comprising of shower tray with sliding doors and electric shower, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Fully tiled walls, tiled flooring. Replacement double glazed window to side.

OUTSIDE:

Mostly hardstanding to the front of the property comprising of concreted driveway and paved area affording access for off road parking. Partially laid to lawn with flower and shrub borders. Side access leading to rear garden and further access to garage (15'6 x 8'3) with up and over door. The rear garden has paving adjacent to the bungalow while the rest of the garden is laid to lawn with mature trees, shrubs and flowers. Storage shed to remain. 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
84.1 sq.m. (906 sq.ft.) approx.



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TOTAL FLOOR AREA : 84.1 sq.m. (906 sq.ft.) approx.

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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