



BLAKE & THICKBROOM



**GAINSFORD GARDENS,
CLACTON-ON-SEA, ESSEX, CO15 5BJ
£385,000 (Asking Price)**

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DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this 2017 built two bedroom semi detached bungalow. The property is beautifully presented throughout and is being offered for sale with no onward chain. The property is conveniently located within a short walk of Clacton's regenerated seafront, local shopping facilities and bus route leading to Clacton's town centre. As the vendor's chosen sole agent, an internal viewing is recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's Town Centre along the seafront on Marine Parade East for approx. quarter of a mile before reaching Kings Parade, take the turning on the left hand side into Third Avenue. Proceed a short distance along Third Avenue, taking the third right into Gainsford Avenue. Proceed into Gainsford Avenue and Gainsford Gardens entrance will be found on the right hand side. Proceed into Gainsford Gardens and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS *
- * 14'6 x 10'6 LOUNGE *
- * 14' x 10'1 FITTED KITCHEN with APPLIANCES *
- * MODERN SHOWER ROOM *
- * GAS HEATING VIA RADIATORS * TRIPLE GLAZING *
- * LOW MAINTENANCE LAWNED REAR GARDEN *
- * GARAGE AND OFF ROAD PARKING *
- * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

Composite entrance door leading to entrance hall. Radiator. Cupboard housing boiler. Door to garage and doors to all rooms.

BEDROOM ONE: 14'2 (4.32m) x 10'0 (3.05m)

Radiator. Triple glazed bay window to front.

BEDROOM TWO: 10'1 (3.07m) x 8'8 (2.64m)

Radiator. Triple glazed window to side.

BATHROOM:

Modern fitted shower room comprising of shower tray with sliding door and shower attachment, vanity hand wash basin with mixer tap and cupboards below, low level WC. Heated towel rail. Extractor fan. Part tiled walls. Triple glazed window to side.

LOUNGE: 14'6 (4.42m) x 10'6 (3.20m)

Radiator. Triple glazed windows and French style doors leading to garden.

KITCHEN: 14'0 (4.27m) x 10'1 (3.07m)

Modern fitted kitchen comprising of wooden work surfaces with matching upstands with inset one and a half bowl sink unit with cupboards, drawers and storage below, range of eye level cupboards, integrated double oven with four ring gas hob with extractor hood above, fridge and freezer, washing machine. Part tiled walls. Radiator. Triple glazed window to rear, double glazed door to side.

OUTSIDE:

Block paved driveway to the front of the property affording access for off road parking, further access to garage (22'11 x 9'9) with electric up and over door, power and light connected. To the left hand side of the property is bedding with mature flowers and shrubs. Paved area to front, further side access leading to rear garden. The rear garden has paving adjacent to the bungalow, the rest of the garden is laid to lawn. Outside lighting, outside tap. The garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure: Freehold:

Council Tax Band: C.

EPC Rating B.

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 features to note - None.



