



BLAKE & THICKBROOM



**SMYTHE CLOSE,
CLACTON-ON-SEA, ESSEX, CO16 8FS
£215,000 (Asking Price)**

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DESCRIPTION:

Blake & Thickbroom are pleased to be offering this well presented semi detached bungalow situated to the northern outskirts of Clacton's town centre. The property has undergone improvement in recent years and is being offered for sale with no onward chain. In the valuers opinion this is affording an ideal opportunity as a first time buy or a rental investment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue passing Aldi supermarket on the right hand side. At the roundabout take the first exit into St Osyth Road. Proceed straight across first mini roundabout and past the Tesco Express on the left. At the traffic lights proceed straight across into Cloes Lane. Proceed straight across two mini roundabouts and upon reaching the third roundabout (convenience store and pharmacy ahead of you) turn left into St Johns Road. First right into Little Clacton Road, at the mini roundabout turn right into Constable Avenue. Take the sixth turning on the right into Dixon Avenue, first left into Smythe Close and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * 15'10 x 10'6 LOUNGE/DINER *
- * 8'1 MODERN FITTED KITCHEN WITH BUILT IN HOB & OVEN *
- * REFITTED BATHROOM * GAS HEATING *
- * DOUBLE GLAZING * OFF ROAD PARKING *
- * ADDITIONAL ENCLOSED PARKING AREA * LAWNED REAR GARDEN *
- * GOOD DECORATIVE ORDER * VIEWING RECOMMENDED *

ENTRANCE LOBBY:

UPVC double glazed entrance door to entrance lobby. Built in storage cupboard housing wall mounted gas boiler (not tested), laminated flooring, door to lounge/diner.

LOUNGE/DINER: 15'10 (4.83m) x 10'6 (3.20m)

Radiator, laminated flooring, replacement double glazed window to front, door to inner lobby. Further door to kitchen.

KITCHEN: 8'1 (2.46m) x 6'0 (1.83m)

Refitted with a range of white laminated fronted units comprising laminated work surfaces with inset one and a half sink unit with mixer tap over. Cupboards, drawers and storage space under. Range of eye level cupboards, integrated four ring gas hob, oven under, laminated flooring, part tiled walls. Double glazed window to side.

INNER LOBBY:

Doors to bedrooms and bathroom.

BEDROOM ONE: 13'2 (4.01m) x 9'4 (2.84m)

(max) Radiator, double glazed window to rear.

BEDROOM TWO: 9'6 (2.90m) x 7'2 (2.18m)

Radiator, double glazed door with glazed panel to rear garden.

BATHROOM:

Modern white coloured suite comprising panelled bath with shower unit over, vanity wash basin, low level WC, fully tiled walls, tiled flooring, chrome effect radiator. Double glazed window to side.

OUTSIDE:

Lawned frontage with hard standing affording off road parking and ramp assisted level access to property. Double gates to the side of the property leading to further off road parking area and the rear garden. The rear garden is lawned with shrubbery borders and hard standing for storage sheds. The garden is retained by timber panel fencing.

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AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band:B . EPC : TBC

Services connected

Electricity: Yes

Gas: Yes

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- None

Non standard property features to note- None





