 **BLAKE & THICKBROOM**
STOKE ASH CLOSE,
CLACTON-ON-SEA, ESSEX, CO16 7LN
£225,000 (Asking Price)

DESCRIPTION:**WORK REQUIRED.**

Occupying a prominent corner plot position within the popular Grange Park development is this detached bungalow being offered for sale with no onward chain. The bungalow is in need of some modernisation however offers immense potential. The property is conveniently located within walking distance of a local parade of shops and bus route to Clacton's town centre. We hold keys at our Offices for an immediate viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, left at the mini roundabout into St Osyth Road, across the next mini roundabout and continue along St Osyth Road for approximately a quarter of a mile. Turn left at the traffic lights into Rush Green Road, right at the next roundabout into Tyler Avenue, fourth turning on the left hand side into Saxmundham Way. Proceed a short distance, take the third turning on the right into Stoke Ash Close and the property can be found on the corner of Saxmundham Way and Stoke Ash Close.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * BATHROOM *
- * 16' LOUNGE * 10'8 KITCHEN *
- * GAS HEATING VIA RADIATORS (unable to test) *
- * DOUBLE GLAZED WINDOWS *
- * DRIVEWAY AND ATTACHED GARAGE *
- * CORNER PLOT POSITION * NO ONWARD CHAIN *
- * KEYS TO VIEW * SOLE AGENTS *

ENTRANCE HALL:

Double glazed side entrance door to entrance hall. Radiator. Airing cupboard. Loft access.

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

Built in wardrobes with white laminated fronted doors. Radiator. Window to front.

BEDROOM TWO: 10'5 (3.18m) x 8'8 (2.64m)

Radiator. Window to front.

BATHROOM:

Fitted with bath, pedestal wash basin, low level WC. Part tiled walls. Radiator. Window to side.

KITCHEN: 10'8 (3.25m) x 9'1 (2.77m)

Fitted with a range of painted fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards under, eye level cupboards. Wall mounted gas boiler (n/t). Part tiled walls. Window to rear.

LOUNGE: 16'0 (4.88m) x 11'0 (3.35m)

Radiator. Sliding double glazed patio doors to rear garden.

OUTSIDE:

As previously mentioned, the property occupies a prominent corner plot position with lawned front garden and mature hedgerow. Driveway providing off road parking leading to attached garage with up and over door, power and light connected. Pedestrian side access to rear garden with patio area and enclosed by brick walling.

AGENTS NOTES:

Material information for this property

Tenure is Freehold.

Council Tax Band: B.

EPC Rating D.

Services connected.

Electricity - Yes.

Gas- Yes.

Water- Yes.

Sewerage type - Mains.

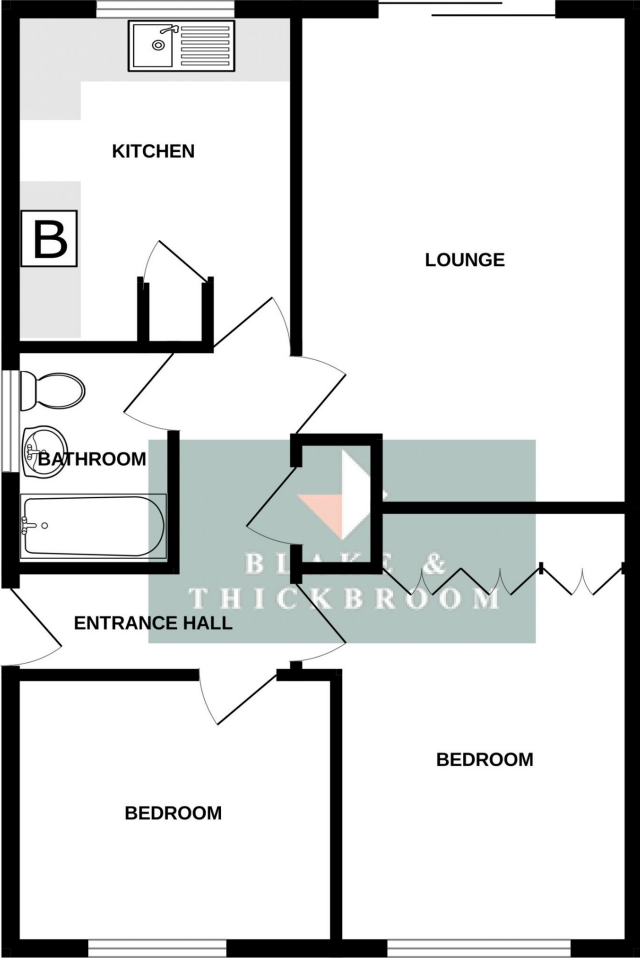
Telephone and Broadband coverage - No, property vacant. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard property features to note - None.



GROUND FLOOR



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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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