



**SALVIA CLOSE,
CLACTON-ON-SEA, ESSEX, CO16 7BZ
£185,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this chain free, deceptively spacious terraced home which has been recently redecorated & with new carpets by the current owners situated on the outskirts of Clacton's town centre. The property benefits from gas heating system, garage and a Southerly facing rear garden. In the valuer's opinion it is an ideal first time purchase or buy to let investment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue passing Aldi supermarket on the right hand side. At the roundabout turn left into St Osyth Road. Proceed straight across the first mini roundabout passing Tesco Express Store on the left hand side. At the traffic lights proceed straight across into Cloes Lane. At the roundabout turn right into Ruaton Drive. Take the third turning on the right into Salvia Close, as you drive into the cul de sac, the property can be found ahead of you as the road veers round to the left.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS *
- * 13'10 LOUNGE * 13'10 KITCHEN DINER *
- * NEW CARPETS *
- * GAS WARM AIR HEATING * DOUBLE GLAZING *
- * GARAGE *
- * SOUTHERLY FACING REAR GARDEN *
- * NO ONWARD CHAIN * VIEWING RECOMMENDED *
- * SOLE AGENTS *

ENTRANCE LOBBY:

UPVC double glazed entrance door into entrance lobby. Stairs to first floor. Openings to lounge and kitchen.

KITCHEN: 13'10 (4.22m) x 8'3 (2.51m)

Fitted to two walls with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage space under, range of eye level cupboards, further built in pantry cupboard with understairs storage cupboard housing gas warm air boiler unit. Double glazed windows to front.

LOUNGE: 13'10 (4.22m) x 9'8 (2.95m)

Double glazed window and door to rear garden.

FIRST FLOOR LANDING:

Access to loft. Built in airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE: 13'9 (4.19m) x 10'0 (3.05m)

(max). Double glazed window to rear.

BEDROOM TWO: 8'4 (2.54m) x 7'9 (2.36m)

Built in storage cupboard. Double glazed window to front.

BATHROOM:

White coloured suite comprising of panelled bath with wall mounted shower over, pedestal wash basin, low level WC. Partially tiled walls. Double glazed window to front.

OUTSIDE:

Small lawned frontage, built in storage cupboard. Communal parking. At the end of the terrace on the right hand side is access to the garage block. Garage with up and over door. The rear garden enjoys a Southerly aspect, is predominantly laid to lawn with a paved patio area adjacent to the rear of the property. The garden is retained by timber panelled fencing.

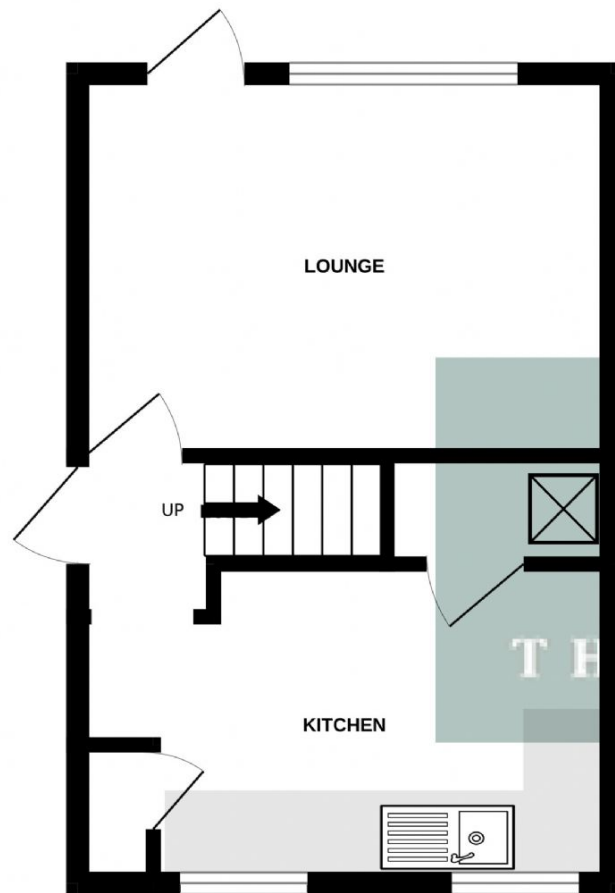
AGENTS NOTES:

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 - 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.

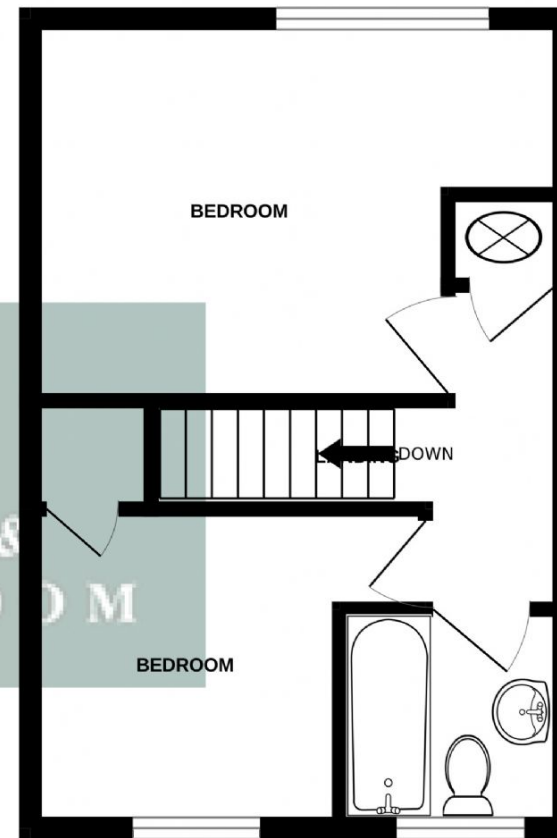




GROUND FLOOR



1ST 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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