



# BLAKE & THICKBROOM



**MARIGOLD AVENUE,  
CLACTON-ON-SEA, ESSEX, CO16 7DZ  
£195,000 (Asking Price)**

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**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this deceptively spacious terraced family home situated on the Northern outskirts of Clacton's town centre. The property is boasting three bedrooms and two reception rooms, a Southerly facing rear garden and a garage in block. The property is being offered for sale with no onward chain. An internal inspection is warranted to fully appreciate the size of the property on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Pier Avenue, left at the mini roundabout into St Osyth Road. Proceed along St Osyth Road for approximately a quarter of a mile. Upon reaching the traffic lights, proceed straight across into Cloes Lane, bear right at the next mini roundabout into Ruaton Drive. Proceed to the end of Ruaton Drive turning left into Marigold Avenue, proceed a short distance and the property will be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

- \* THREE BEDROOMS \* 16'10 x 10'10 LOUNGE \*
- \* 8'3 KITCHEN \* 11'5 x 10' DINING ROOM \*
- \* 8'3 FITTED KITCHEN \* WHITE BATHROOM SUITE \*
- \* GAS HEATING \* REPLACEMENT DOUBLE GLAZING \*
- \* OFF ROAD PARKING \*
- \* GARAGE IN BLOCK WITH ACCESS TO APPROX 40' SOUTHERLY FACING REAR GARDEN \*
- \* SOLAR PANEL SYSTEM ASSISTS HOT WATER GENERATION AND UTILITY COSTS \*
- \* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE HALL:**

Double glazed entrance door to entrance hall. Tiled flooring. Understairs storage cupboard. Access to lounge and kitchen.

**LOUNGE:** 16'10 (5.13m) x 10'0 (3.05m)

Radiators. Double glazed windows to front and rear aspects, open access to:

**DINING ROOM:** 11'5 (3.48m) x 10'0 (3.05m)

Radiator. Window to rear. Further access to kitchen, door to rear porch.

**REAR PORCH:**

Of UPVC construction with double glazed aspects, door to garden.

**KITCHEN:** 8'3 (2.51m) x 6'7 (2.01m)

Fitted with a range of laminated fronted units comprising of laminated work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset gas hob with single oven below. Tiled walls, tiled flooring. Radiator. Double glazed window to front, further access to entrance hall.

**FIRST FLOOR LANDING:**

Built in airing cupboard, further storage cupboard housing gas boiler. Access to loft. Double glazed window to front. Doors to bedrooms and bathroom.

**BEDROOM ONE:** 9'10 (3.00m) x 9'9 (2.97m)

Radiator. Built in wardrobes. Double glazed window to rear.

**BEDROOM TWO:** 10'2 (3.10m) x 8'3 (2.51m)

(plus door recess). Radiator. Built in wardrobe. Double glazed window to rear.

**BEDROOM THREE:** 7'2 (2.18m) x 7'0 (2.13m)

Radiator. Double glazed window to front.

**BATHROOM:**

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

**OUTSIDE:**

Allocated parking to front for one vehicle and additional access down the side of the terrace to garage and additional parking. The rear garden is approximately 40' in length and enjoys a Southerly aspect, predominantly lawned with a paved area adjacent to the rear of the property. The garden is retained by timber panelled fencing and service door to garage. The garage has power and light connected with up and over door to front.

**AGENTS NOTES:**

Material information for this property.  
Tenure is Freehold.  
Council Tax Band B.  
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 [Checker.ofcom.org.co.uk](http://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 - Yes. Solar panel system has been fitted to assist with the generation of hot water and to subsidise electricity costs.





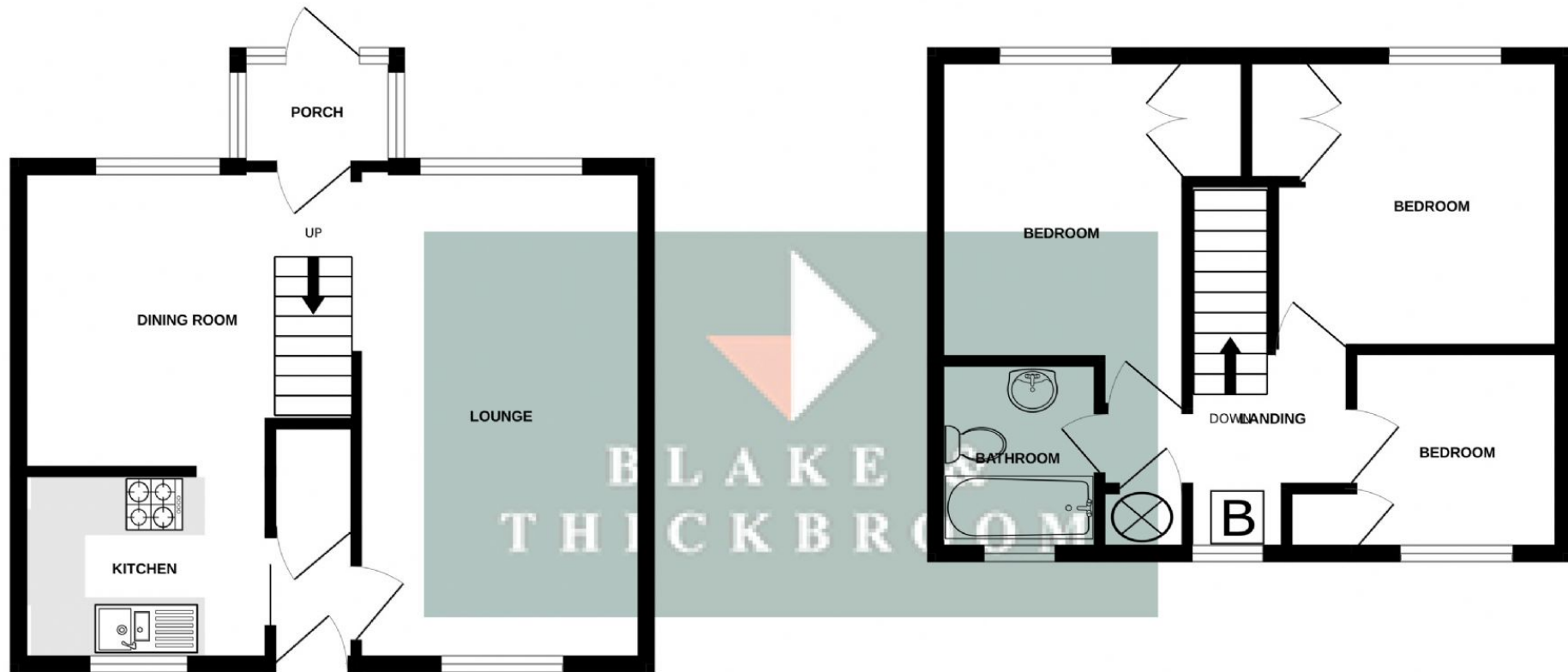






## GROUND FLOOR

## 1ST FLOOR



MARIGOLD AVENUE, CLACTON-ON-SEA, ESSEX, CO15 7DZ

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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