



BLAKE & THICKBROOM



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**JUBILEE AVENUE,
CLACTON-ON-SEA, ESSEX, CO16 9QU
£262,500 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering, in their opinion, this impeccably presented deceptively spacious semi detached property situated on the Northern outskirts of Clacton's town centre yet within easy reach of bus stops, major supermarket outlets and convenience stores. This property is available with no onward chain.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout (fire station on left) take the third exit into the continuation of London Road. Proceed past the Robin Hood Public House on the left, down the hill before finding Jubilee Avenue as a turning on the right hand side. Proceed up the hill and the bungalow will be on your left.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * BEDROOM ONE 13'11 x 11 *
- * BEDROOM TWO 17'10 (max) x 13'6 with ENSUITE CLOAKROOM (potential as shower room) *
- * 18' x 11' LOUNGE DINER *
- * 10' X 10' REFITTED KITCHEN *
- * 11'5 x 7' GROUND FLOOR BATHROOM *
- * GAS HEATING SYSTEM * REPLACEMENT DOUBLE GLAZING *
- * APPROX 50' WESTERLY FACING REAR GARDEN *
- * GARAGE / WORKSHOP *
- * OFF ROAD PARKING FOR TWO CARS *
- * GOOD PRESENTATION THROUGHOUT * NO ONWARD CHAIN *
- * SOLE AGENTS *

RECEPTION HALL:

UPVC double glazed entrance door to reception hall. Laminate flooring. Radiator. Stairflight to first floor.

LOUNGE DINER: 18'0 (5.49m) x 11'0 (3.35m)

Radiator. Double glazed window to rear overlooking rear garden.

KITCHEN: 10'0 (3.05m) x 10'0 (3.05m)

Refitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage space under, range of matching eye level cupboards. Double glazed windows to sides and rear aspects, double glazed door giving access to garden.

GROUND FLOOR BEDROOM: 13'0 (3.96m) x 11'0 (3.35m)

Radiator. Double glazed window to front.

GROUND FLOOR BATHROOM: 11'5 (3.48m) x 7'0 (2.13m)

Fitted with a white coloured suite comprising of panelled bath with wall mounted shower unit over, shower screen, vanity wash basin, low level WC. Radiator. Storage cupboard housing wall mounted gas boiler. Radiator. Double glazed window to side.

FIRST FLOOR LANDING:

Access to:

BEDROOM: 17'10 (5.44m) x 13'6 (4.11m)

(max). Vaulted ceilings. Skylight window to rear. Eaves storage cupboard. Door to:

ENSUITE CLOAKROOM: 10'4 (3.15m) x 6'5 (1.96m)

Fitted with vanity wash basin with mixer tap, cupboards under, enclosed WC. Radiator. Double glazed window to side, skylight window to rear. We are of the opinion that this room is large enough to be adapted into a shower room (subject to relevant permissions and regulation approval).

OUTSIDE:

The frontage is retained by brick wall, predominantly lawned with driveway extending down the left hand side of the bungalow to the rear garden. The rear garden enjoys a Westerly aspect, is predominately lawned. Access to prefabricated garage / workshop with power and light connected. The garden is retained by timber panelled fencing.

AGENTS NOTES:

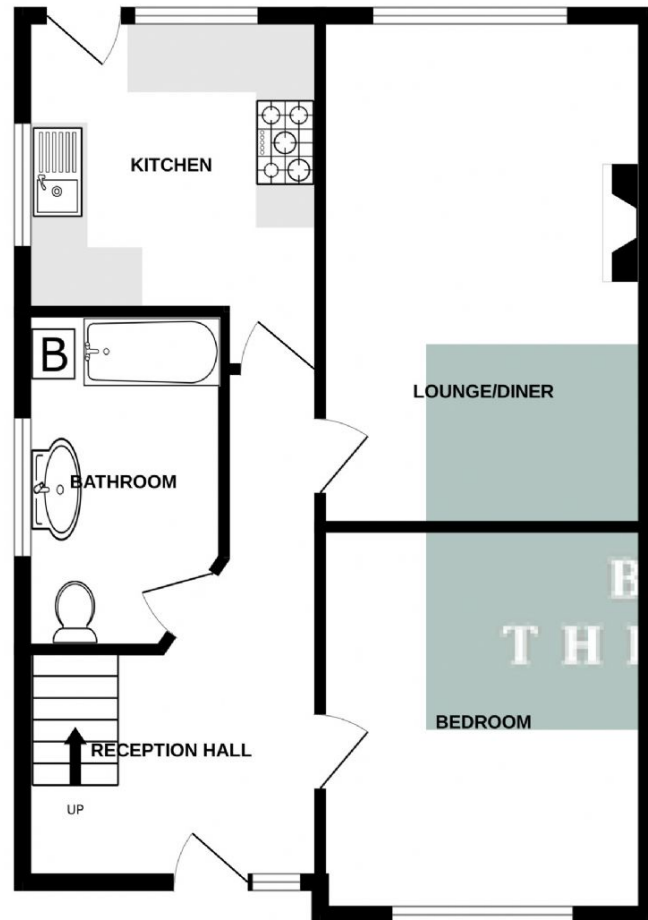
Material information for this property.
Tenure is Freehold.
Council Tax Band C.
EPC Rating TBA.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - No.
Non standard properties features to note - Yes. Fitted solar panels are not subject to any lease arrangements and we have been advised a rebate for excess electricity generated is paid quarterly and totals approximately £400 per annum.



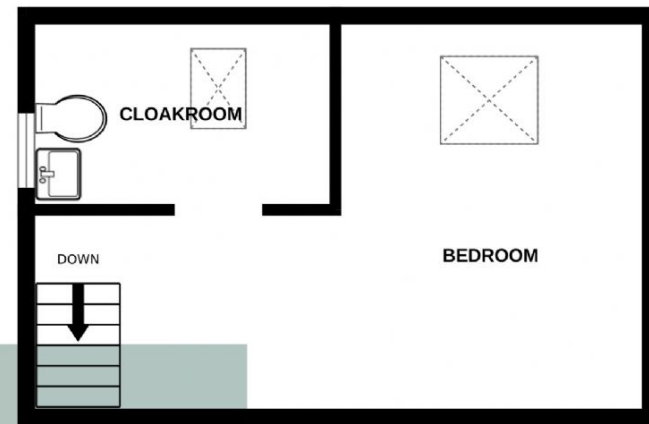




GROUND FLOOR



1ST FLOOR



JUBILEE AVENUE, CLACTON-ON-SEA, ESSEX, CO16 9QU

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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