



BLAKE & THICKBROOM



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FOR SALE
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01255 688788

HEATHER CLOSE,
CLACTON-ON-SEA, ESSEX, CO15 4NA
£245,000 (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:

READY TO MOVE IN.

Beautifully presented semi detached bungalow situated in a quiet cul de sac location within the popular Great Clacton area on the Northern outskirts of town centre. The bungalow is offered for sale with no onward chain and is conveniently located within walking distance of local newsagents, bus route to town centre and a short drive to Clacton's factory shopping centre offering an array of shopping facilities. As the vendor's chosen sole agent, an internal viewing is essential to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's Town centre along Station Road, turning left into Carnarvon Road. Continue to roundabout, take the second exit right into Wellesley Road, then first right into Oxford Road. Proceed to the end of Oxford Road, across mini-roundabout then right at next mini-roundabout into Valley Road. At next mini-roundabout turn left into Burrs Road, proceed along Burrs Road for approx. quarter of a mile, over mini-roundabout, into the second part of Burrs Road. Continue a short distance and Heather Close will be found as a turning on the right hand side. Proceed into Heather Close and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * MODERN SHOWER ROOM *

* 15' LOUNGE with FEATURE FIREPLACE *

* 11'10 FITTED KITCHEN * 11' CONSERVATORY *

* GAS HEATING VIA RADIATORS * DOUBLE GLAZING *

*SOUTH EASTERLY FACING REAR GARDEN *

* DRIVEWAY AND GARAGE *

* NO ONWARD CHAIN * SOLE AGENTS *

* KEYS TO VIEW *

ENTRANCE PORCH:

Double glazed entrance door to entrance porch, further double glazed door to:

ENTRANCE HALL:

Laminated wood flooring. Loft access.

BEDROOM ONE: 12'0 (3.66m) x 11'0 (3.35m)

Radiator. Window to front.

BEDROOM TWO: 11'3 (3.43m) x 9'0 (2.74m)

Radiator. Window to front.

SHOWER ROOM:

Double width shower cubicle, vanity hand wash basin, low level WC. Fully tiled walls. Heated towel rail. Window to rear.

LOUNGE: 15'0 (4.57m) x 11'3 (3.43m)

Ornamental wooden fire surround with marble effect insert and hearth, fitted gas fire. Radiator. Window to rear.

KITCHEN: 11'10 (3.61m) x 9'10 (3.00m)

Well appointed with a range of white laminated fronted units comprising of laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards, concealed extractor hood. Storage cupboard. Integrated freezer. Laminated wood flooring. Part tiled walls. Window to rear, double glazed door to:

CONSERVATORY: 11'0 (3.35m) x 5'0 (1.52m)

Tiled flooring. Windows to side and rear. Panelled roof. Double glazed door to rear garden.

OUTSIDE:

Slate chippings to front garden. Block paved driveway and pathway providing off road parking to attached garage with up and over door, power and light connected, housing wall mounted gas boiler. To the rear of the property is a South Easterly facing rear garden with artificial laid lawn, flower and shrub borders, patio area. Timber framed storage shed to remain. The rear garden is enclosed by panelled fencing.

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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 - Unknown due to property being vacant.

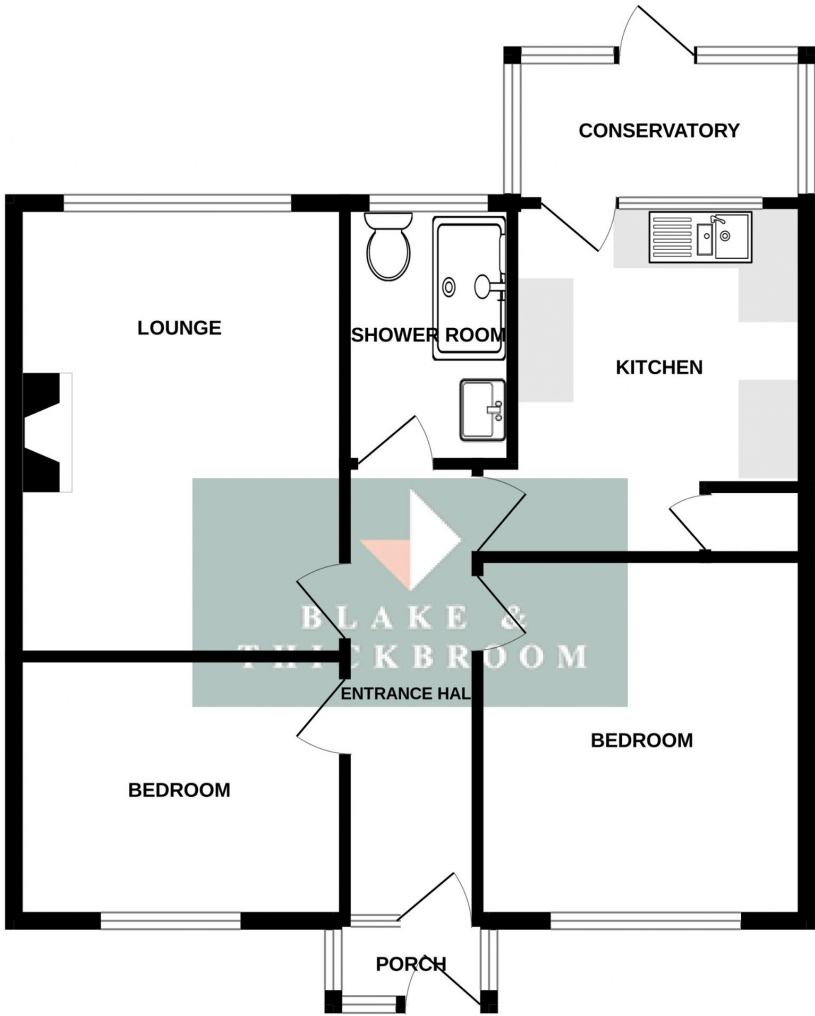
Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.



GROUND FLOOR



HEATHER CLOSE, CLACTON-ON-SEA, ESSEX, CO15 4NA

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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