



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this one bedroom minuet style house situated on the Peter Bruff Estate. The property is being sold with a tenant in situ as of June 2025 the property will be producing £800 per calendar month giving an annual return of £9,600 per annum producing a yield of 6.4% on the current asking price. Call our offices for any additional information.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along London Road. Upon reaching the main London Road roundabout take the first turning left into St Johns Road. Proceed along St Johns Road and upon reaching the mini roundabout turn left into Peter Bruff Avenue. Follow the road for a short while and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * SOLE AGENTS * PRODUCING AN ANNUAL INCOME OF £9,600 WITH A 6.4% YIELD ON CURRENT ASKING PRICE *
- * ONE BEDROOM * BATHROOM * 15' x 11'9 LOUNGE *
- * 14'11 x 9'7 KITCHEN/DINER * GAS HEATING BOILER INSTALLED 2023*
- * GARDEN SPACE * ALLOCATED PARKING *
- * INVESTORS ONLY * TENANT IN SITU *

FIRST FLOOR: BEDROOM ONE: 11'8 (3.56m) x 9'2 (2.79m)

Radiator, fitted wardrobes, access to bathroom, double glazed velux window to front. Stairs to ground floor.

BATHROOM: 7'2 (2.18m) x 5'5 (1.65m)

Fitted with a low level WC, pedestal hand wash basin, panelled bath with shower attachment and shower screen. Radiator, part tiled walls, tiled flooring. Replacement double glazed window to side.

ENTRANCE:

Entrance door to lounge.

LOUNGE: 15'0 (4.57m) x 11'9 (3.58m)

Radiator, stairs to first floor. Replacement double glazed window to front. Double doors to kitchen/diner.

KITCHEN: 14'11 (4.55m) x 9'7 (2.92m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under. Range of eye level cupboards, part tiled walls, storage cupboard. Radiator, replacement double glazed window to side.

OUTSIDE:

Two allocated parking spaces. The front garden is enclosed laid to lawn.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: A. EPC: D
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage Type: Mains
Telephone and Broadband coverage: Yes
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



