



BLAKE & THICKBROOM



CRAIGFIELD AVENUE,
CLACTON-ON-SEA, ESSEX, CO15 4HR
£280,000 (Asking Price)

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

EXCELLENT ORDER THROUGHOUT. Beautifully presented detached bungalow situated in an established location within the popular Birds development on the Northern outskirts. The bungalow is conveniently located within walking distance of Great Clacton's shops, primary school and bus route to Clacton's town centre. An internal viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road. Upon reaching the main London Road roundabout (fire station on left) take the fourth exit into the initial part of St Johns Road. Proceed into the centre of Great Clacton, turn left into North Road, first right into Ravensdale, second right into Kestrel Way, third left into Craigfield Avenue. Proceed for a short while passing the primary school on the left and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 15'2 LOUNGE with MULTI FUEL BURNER *
- * 13' FITTED KITCHEN DINER *
- * MODERN BATHROOM SUITE *
- * GAS HEATING VIA RADIATORS *
- * REPLACEMENT DOUBLE GLAZED WINDOWS *
- * ATTACHED GARAGE *
- * APPROX 85' ESTABLISHED REAR GARDEN *
- * VIEWING RECOMMENDED *

ENTRANCE HALL:

Double glazed side entrance door to entrance hall. Oak panelled flooring. Radiator. Dado rail. Cupboard housing combi gas boiler.

BEDROOM ONE: 13'3 (4.04m) x 10'6 (3.20m)

Radiator. Windows to front and further ornamental arch window to side.

BEDROOM TWO: 10'3 (3.12m) x 9'0 (2.74m)

Radiator. Window to side.

BEDROOM THREE: 10'6 (3.20m) x 6'1 (1.85m)

Radiator. Window to front and further ornamental arch window to side.

BATHROOM:

White suite comprising of panelled bath, hand wash basin, low level WC, built in shower unit. Heated towel rail. Window to side.

LOUNGE: 15'2 (4.62m) x 8'10 (2.69m)

Fitted multi fuel burner with stone hearth and feature brick surround. Radiator. Ornamental panelling to walls. Window to rear.

KITCHEN DINER: 13'0 (3.96m) x 10'4 (3.15m)

Well appointed with a range of white laminated fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards under, eye level cupboards. Part tiled walls. Radiator. Large recess. Windows to side and rear, double glazed door to outside.

OUTSIDE:

Lawned front garden, mature hedgerow and front boundary walling. Driveway to the left hand side of the bungalow providing off road parking leading to attached garage (15'5 x 7'9) with power and light connected, up and over door. Outside security lighting. Further pedestrian access to the right hand side of the bungalow leading to rear garden.

REAR GARDEN:

An approximately 85' established lawned rear garden with mature flower and shrub borders, mature trees. Summerhouse to remain. Paved patio area. Outside security lighting. The rear garden is enclosed by wooden fencing.

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AGENTS NOTES:

Material information for this property.
Tenure is Freehold.
Council Tax Band C.
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.





