



**FARMLEIGH AVENUE,  
CLACTON-ON-SEA, ESSEX, CO15 4UL  
£245,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this extended two bedroom semi detached house being offered for sale in beautiful condition throughout. An internal viewing is highly recommended. The property is conveniently located within easy reach of major shopping facilities and bus routes.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the fourth exit on the right into the original part of St Johns Road. Proceed into the centre of Great Clacton, left at the former Queens Head public house into North Road. Second right into Thorpe Road. Proceed along Thorpe Road for approximately quarter of a mile. Across the roundabout, Farmleigh Avenue can be found on the left hand side. Proceed almost to the end and the property can be found on the right hand side.

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

- \* SOLE AGENTS \* VIDEO TOUR AVAILABLE \*
- \* TWO BEDROOMS \* FIRST FLOOR BATHROOM \*
- \* 17'6 x 12'11 LOUNGE \* 12'11 x 8'11 KITCHEN \*
- \* 10'6 x 8'1 DINING ROOM \* GAS HEATING \* DOUBLE GLAZING \*
- \* LOW MAINTENANCE REAR GARDEN \*
- \* OFF ROAD PARKING \* 17'10 x 9' GARAGE \* EV CHARGER POINT\*
- \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 12'11 (3.94m) x 9'5 (2.87m)

Radiator, replacement double glazed window to front.

**BEDROOM TWO:** 13'0 (3.96m) x 8'11 (2.72m)

Radiator, built in storage cupboard housing wall mounted gas boiler (fitted April 2023) replacement double glazed window to rear.

**BATHROOM:**

Refitted with a white suite comprising of panelled bath with an independent, wall mounted, dual headed shower unit over and shower screen, low level WC, vanity wash basin with draws under and feature clad wall over, chromium effect radiator, partially tiled walls and replacement double glazed window to side.

**FIRST FLOOR LANDING:**

Radiator, doors to all rooms, access to loft. Stairs to ground floor living room.

**ENTRANCE PORCH:**

Replacement double glazed entrance door to entrance porch. Further entrance door to lounge.

**LOUNGE:** 17'6 (5.33m) x 12'11 (3.94m)

Two radiators, stair flight to first floor with inset glass balustrading, door to kitchen. Replacement double glazed window to front.

**KITCHEN:** 12'11 (3.94m) x 8'11 (2.72m)

Fitted with wooden work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Integrated oven, electric hob with extractor hood. Integrated fridge, freezer, washing machine and dish washer. Part tiled walls, tiled flooring, access to dining area.

**DINING AREA:** 10'6 (3.20m) x 8'1 (2.46m)

French doors to rear garden, velux window to rear.

**OUTSIDE:**

To the front of the property is a block paved driveway providing off road parking for several vehicles. Gated side access leading to rear garden. The rear garden is a low maintenance garden with sandstone patio area adjacent to the property, raised astro turf area, further access to garage. Electric vehicle charger point. The rear garden is partially retained by wooden panel fencing.

**GARAGE:** 17'10 (5.44m) x 9'0 (2.74m)

Up and over door.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: C. EPC: TBA

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](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 property features to note: None













