



# BLAKE & THICKBROOM



THICKBROOM



**CARISBROOKE AVENUE,  
CLACTON-ON-SEA, ESSEX, CO15 4SB  
£260,000 (Asking Price)**

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**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this three bedroom semi detached bungalow situated within the highly regarded Great Clacton area. The property can be found within a mile of local shopping facilities and bus stops and just a short drive from major supermarket outlets. An early viewing is advised to avoid missing out.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the third into the continuation of London Road. Proceed past the Robin Hood public house on the left and turn right into Hawthorne Road. At the end turn left into Thorpe Road. Down the hill, straight across mini roundabout at the second mini roundabout turn right into Lymington Avenue. Take the fourth turning on the left into Carisbrooke Avenue. Proceed along Carisbrooke Avenue, around to the left before finding the bungalow on the right hand side.

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

\* THREE BEDROOMS \* SHOWER ROOM \*

\* 11'3 KITCHEN \* 15' LOUNGE \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* 13' x 7'5 CONSERVATORY \* OFF ROAD PARKING \*

\* VIEWING RECOMMENDED \*

**ENTRANCE PORCH:**

UPVC double glazed entrance door to entrance porch. Tiled flooring, further double glazed entrance door to entrance hall.

**ENTRANCE HALL:**

Radiator, laminated flooring, access to loft, doors to all rooms.

**LOUNGE:** 15'0 (4.57m) x 12'0 (3.66m)

(max) Radiator, fireplace recess, sliding patio doors to conservatory.

**CONSERVATORY:** 13'0 (3.96m) x 7'5 (2.26m)

Single brick construction. Double glazed aspects, plumbing for washing machine, double glazed double doors to rear garden.

**KITCHEN:** 11'3 (3.43m) x 8'1 (2.46m)

(plus door recess) Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit and mixer tap. Cupboards and drawers under. Range of matching eye level cupboards. Integrated four ring gas hob, built in oven. Double glazed window to rear, further door to outside.

**BEDROOM ONE:** 13'7 (4.14m) x 11'0 (3.35m)

Radiator, double glazed window to front.

**BEDROOM TWO:** 9'0 (2.74m) x 8'0 (2.44m)

Radiator, double glazed window to side.

**BEDROOM THREE:** 8'8 (2.64m) x 8'4 (2.54m)

Radiator, double glazed window to front.

**SHOWER ROOM:**

White coloured suite comprising glazed shower cubicle, cabinet mounted wash basin with monoblock tap over. Low level WC, tiled flooring, part tiled walls. Chrome effect radiator, double glazed window to side.

**OUTSIDE:**

Open planned lawned front garden with block paved driveway providing off road parking with gated access to the side of the property leading to rear garden. The rear garden in excess of 70' in length, laid to lawn with a paved patio area adjacent to the rear of the bungalow and extending down the left hand side of the garden. The garden is partially retained by timber fencing and hedging.

**AGENTS NOTES:**

Material information for this property

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

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: None

Non standard property features to note: None















