



BLAKE & THICKBROOM



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CAMELLIA AVENUE,
CLACTON-ON-SEA, ESSEX, CO16 7DE
£310,000 (Asking Price)

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<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are delighted to offer for sale this well presented three bedroom detached family home situated on the popular Ruaton Gardens development on the outskirts of town centre . The property benefits from being within walking distance of local shops at Bockings Elm, including a post office, chemist and "One Stop Store " and local primary and high schools . An early viewing is a must to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue passing Aldi supermarket on the right hand side. At the roundabout turn left into St Osyth Road. Proceed straight across the first mini roundabout and continue along St Osyth Road passing Tesco express on the left. At the traffic lights proceed across into Cloes Lane. Bear right at the next roundabout into Ruaton Drive, second left into Camellia Avenue and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS *
- * 14' x 11'9 LOUNGE * 10'6 x 8' DINING ROOM *
- * 10'6 x 6'6 KITCHEN *
- * GAS HEATING VIA RADIATORS *
- * REPLACEMENT DOUBLE GLAZED WINDOWS *
- * LAWNED REAR GARDEN * GARAGE & OFF ROAD PARKING *
- * WALKING DISTANCE TO LOCAL PRIMARY SCHOOL *
- * VIEWING RECOMMENDED *
- * SOLE AGENTS * VIDEO TOUR AVAILABLE *

FIRST FLOOR: BEDROOM ONE: 12'10 (3.91m) x 8'5 (2.57m)

Radiator. Double glazed windows to front and side.

BEDROOM TWO: 11'8 (3.56m) x 8'6 (2.59m)

(into wardrobe recess). Radiator. Double glazed window to side.

BEDROOM THREE: 7'10 (2.39m) x 6'3 (1.91m)

Radiator. Double glazed window to front.

SHOWER ROOM:

Comprising of shower unit, vanity hand wash basin, low level WC. Fully tiled walls. Radiator. Double glazed window to side.

FIRST FLOOR LANDING:

Storage cupboard. Loft access. Doors to all rooms. Stairflight to ground floor.

ENTRANCE HALL:

Replacement double glazed entrance door. Doors to lounge and study/bedroom four. Radiator. Double glazed window to side. Stairs to first floor.

STUDY / BEDROOM FOUR: 10'3 (3.12m) x 9'3 (2.82m)

Radiator. Double glazed windows to front and side.

LOUNGE: 14'0 (4.27m) x 11'9 (3.58m)

Radiator. Double glazed windows to front and side. Door to:

DINING ROOM: 10'6 (3.20m) x 8'0 (2.44m)

Radiator. Replacement double glazed French style double doors leading to garden. Door to:

KITCHEN: 10'6 (3.20m) x 6'6 (1.98m)

Fitted with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with cupboards, drawers and storage under, range of eye level cupboards, inset electric hob with extractor hood above, eye level oven with cupboard above and drawers below, fitted fridge / freezer. Radiator. Double glazed window to side, single door to rear garden.

REAR GARDEN:

Ornamental hardstanding front garden. Driveway to the front of the property affording access for off road parking, further access to garage with up and over door. Gate and pathway to the left hand side of the property. The rear garden has a paved area adjacent to the house, mostly laid to lawn with a variety of mature shrubs. Decking area to the rear of the garden, the garden is retained by brick wall and wooden panelled fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating C.

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.





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