



**LYMINGTON AVENUE,
GREAT CLACTON, ESSEX, CO15 4PG
£235,000 (Offers Over)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this semi detached bungalow situated in the sought after Great Clacton area enjoying convenient links to local shopping facilities and bus stops and within a five minute drive of major supermarket outlets. This two bedroom bungalow is boasting a generous 90' + rear garden providing a perfect opportunity for gardening enthusiasts, outdoor entertaining or potential extension (subject to planning permission).

DIRECTIONS:

PROCEED FROM: Clacton's town Centre along Station Road, turn left into Carnarvon Road. Upon reaching roundabout take second exit into Wellesley Road, turn immediately right into Oxford Road. At the far end of Oxford Road (ASDA supermarket on left), turn right into Valley Road, left into Burrs Road. Proceed along Burrs Road for approximately 3/4 of a mile and upon reaching roundabout, take the first exit into Chilburn Road. Proceed along Chilburn Road, up the hill, the road converts to Lymington Avenue. The property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * 15'1 LOUNGE *
- * 11'8 x 11' KITCHEN *
- * MODERN SHOWER ROOM *
- * GAS HEATING SYSTEM * DOUBLE GLAZING *
- * GARAGE & AMPLE OFF ROAD PARKING * WORKSHOP *
- * IN EXCESS OF 90' REAR GARDEN *
- * WITHIN HALF A MILE OF LOCAL SHOPPING FACILITIES & BUS STOPS *
- * VIEWING RECOMMENDED * SOLE AGENTS *
- * VIDEO TOUR AVAILABLE *

ENTRANCE PORCH:

UPVC double glazed entrance door to entrance porch, further door to entrance lobby giving access to:

LOUNGE: 15'1 (4.60m) x 12'0 (3.66m)

Tiled fire surround and hearth, inset log burner (not tested). Radiator. Double glazed window to front, door to inner hallway.

INNER HALLWAY:

Access to loft. Built in storage cupboard. Door to further rooms.

KITCHEN: 11'8 (3.56m) x 11'0 (3.35m)

(maximum). L shaped and fitted with a range of laminated fronted units comprising of laminated work surfaces with inset ceramic sink unit with mixer tap over, cupboards, drawers and storage space under, range of eye level cupboards, integrated four ring gas hob and oven. Double glazed window to front, further double glazed window and door to side.

BEDROOM ONE: 12'0 (3.66m) x 11'0 (3.35m)

Radiator. Double glazed window to rear.

BEDROOM TWO: 11'0 (3.35m) x 7'6 (2.29m)

Radiator. Double glazed patio doors giving access to rear garden.

SHOWER ROOM:

Modern white coloured suite comprising of shower quadrant, vanity wash basin, low level WC. Fully tiled walls. Radiator. Double glazed window to side.

OUTSIDE:

Substantial frontage partially retained by brick wall and affording off road parking for at least three vehicles. Access to garage and rear garden to the left of the bungalow. The rear garden is in excess of 90' in length, predominantly lawned with summer house and vegetable plot found to the foot of the garden. Service access to garage and workshop. The garden is partially retained by timber panelled fencing.

...

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

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.

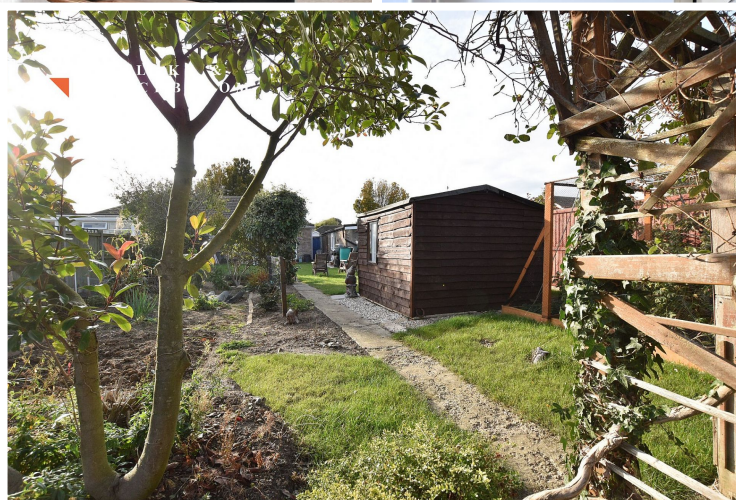
Non standard properties features to note - None.



BLAKE &
THICKBROOM



BLAKE &
THICKBROOM



BLAKE &
THICKBROOM





GROUND FLOOR



LYMINGTON AVENUE, CLACTON-ON-SEA, ESSEX, CO15 4PG

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025