



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this chain free semi detached bungalow situated in the popular Great Clacton area. The property can be found within walking distance of local shopping facilities and bus stops serving the town centre and retail parks. A viewing is recommended to fully appreciate the size of accommodation and convenience of location on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue passing Aldi supermarket on the right hand side and at the roundabout proceed straight across into Old Road. Continue along Old Road into the one way system following to the left into London Road. At the main London Road roundabout take the Fourth exit into St Johns Road. Take the second turning on the right into Ramplings Avenue, follow the road to the left and the property can be found at the foot of the cul de sac.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 17'5 x 11'2 LOUNGE *

* 9'5 x 8' KITCHEN * 10'7 CONSERVATORY/UTILITY ROOM *

* SHOWER ROOM * GAS HEATING * DOUBLE GLAZING *

* OFF ROAD PARKING FOR AT LEAST TWO VEHICLES *

* SOUTHERLY FACING REAR GARDEN * WALKING DISTANCE OF LOCAL SHOPS,
BUS STOPS, PHARMACY AND DOCTORS SURGERY *

* NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

Double glazed side entrance door to entrance hall. Access to loft, doors to all rooms.

LOUNGE: 17'5 (5.31m) x 11'2 (3.40m)

Radiator, fireplace with tiled surround. Double glazed window to front.

KITCHEN: 9'5 (2.87m) x 8'0 (2.44m)

Fitted with a range of wooden fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards and drawers under, range of matching eye level cupboards. Wall mounted gas boiler. Double glazed window and door to conservatory/utility room.

CONSERVATORY/UTILITY ROOM: 10'7 (3.23m) x 5'10 (1.78m)

Fitted work surfaces with plumbing for automatic washing machine under (not tested). Double glazed aspects to side and rear. Door to rear garden.

BEDROOM ONE: 13'7 (4.14m) x 10'2 (3.10m)

Radiator, double glazed window to rear.

BEDROOM TWO: 11'6 (3.51m) x 8'5 (2.57m)

Radiator, double glazed window to front.

SHOWER ROOM:

White suite comprising low level WC, pedestal wash basin, shower cubicle, fully tiled walls, tiled flooring. Double glazed window to side.

OUTSIDE:

Stoned frontage with driveway extending down the side of the property and affording off road parking for two cars. Pedestrian access to rear garden. The rear garden benefits from a southerly facing garden with a decked area (in need of attention at the time of inspection) large timber/storage shed/ workshop with further cupboard storage area extending down the side of the bungalow. The garden is retained by timber panel fencing.

AGENTS NOTES:

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Unknown as disconnected

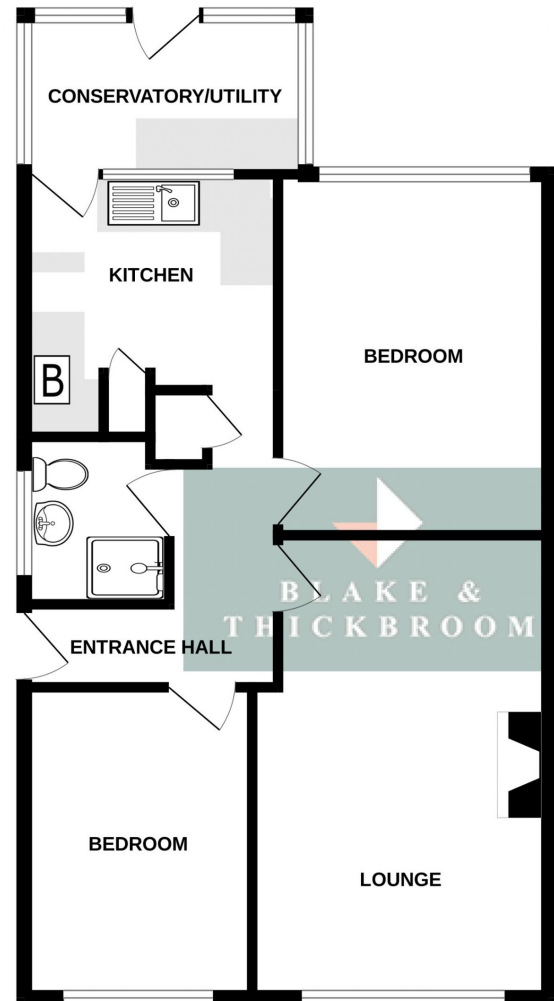
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

Non standard property features to note: None



GROUND FLOOR
61.9 sq.m. (666 sq.ft.) approx.



RAMPLINGS AVENUE, CLACTON-ON-SEA, ESSEX, CO15 4BX

TOTAL FLOOR AREA : 61.9 sq.m. (666 sq.ft.) approx.

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.
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