



Asking Price £299,500
Jubilee Avenue, CO16



 **2**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



Bonds of Essex limited are pleased to offer for sale this two bedroom detached Bungalow situated in a cul-de-sac location. Approximately 150 yards from large local shops and amenities and within a mile and a half of Clacton's town centre, award-winning beaches and Mainline railway station. The property benefits from off street parking, garage well proportioned rooms, well presented internally and viewing is highly recommended.

Entrance porch 5' 1" x 2' 2" (1.55m x 0.66m)

Obscure double glazed Georgian style Windows to front and side aspect. double glazed entrance door to:

Entrance Hall

Laminate flooring, radiator, access to Loft space. Two built-in cupboards. Doors To:

Living Room 16' 5" x 13' 1" (5.00m x 3.99m)

Double glazed patio doors providing access to the Conservatory. Laminate flooring, radiator, electric fire with surround.

Kitchen 10' 11" x 10' 0" (3.33m x 3.05m)

Double glazed Windows to rear and side. Fitted kitchen with Shake style light coloured doors and drawers. Floor and wall mounted units, butcher block effect worktops, insert enamel sink & drainer, space for electric cooker with extractor over, space for fridge freezer and washing machine, tiled splashbacks

Bathroom 7' 9" x 6' 9" (2.36m x 2.06m)

Obscure double glazed window to side aspect. Three piece white Suite comprising of low level WC, vanity wash hand basin, panel bath with independent shower. Tiled walls.

Bedroom one 12' 9" max x 9' 4" (3.89m x 2.84m)

Double glazed bay window to front aspect, radiator, large three-door sliding wardrobe.

Bedroom Two 13' 1" x 9' 2" (3.99m x 2.79m)

Double glazed bay window to front aspect, radiator

Conservatory

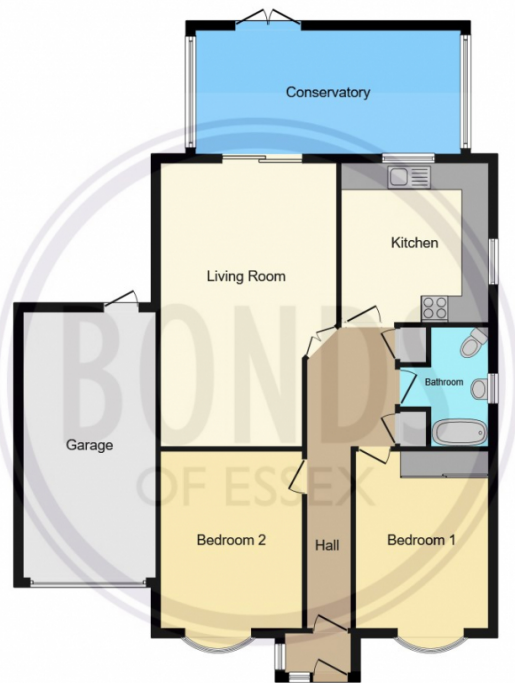
Double glazed sliding doors providing access to a well-tended Garden. Double glazed Windows to side and rear aspects, radiator.

Garage 18' 1" x 8' 8" (5.51m x 2.64m)

Up and over doors, courtesy door, power & light connected, wall mounted Combi boiler providing gas Central Heating (not tested)

Outside

The front of the property has a block paved driveway providing parking and access to the garage. Lawn section, flower borders. Rear garden commencing with block paved patio area, lawn section, flower, trees and scrub borders. Side Access to one side, additional side area with Timber shed enclosed by panel fencing.



Floor Plan

Floor area 116.9 m² (1,258 sq.ft.)

TOTAL: 116.9 m² (1,258 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy rating

D

Certificate number

8809-7312-1229-4907-3753

Tel : 441255420222
Email : salesandlettings@bondstates.co.uk
Address : 71 Station Road Clacton-On-Sea Essex CO15 1SD



Disclaimer

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.