



**FOREST PARK AVENUE,
CLACTON-ON-SEA, ESSEX, CO15 4UQ
£250,000 (Asking Price)**

DESCRIPTION:

EXTENDED WITH NO ONWARD CHAIN !

Blake & Thickbroom are pleased to be offering for sale this extended and deceptively spacious detached bungalow situated within the highly regarded Great Clacton area. The bungalow can be found within walking distance of local shopping facilities and bus stops to Clacton's town centre and within a five minute drive of major supermarket outlets. A viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left before turning right into Hawthorne Road. At the end of Hawthorne Road turn left into Thorpe Road. At the mini roundabout take the first turning into Kiln Barn Avenue. Second left into Forest Park Avenue. The property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* NO ONWARD CHAIN! * VIDEO TOUR AVAILABLE *

* TWO BEDROOMS * 19'8 x 13'5 LOUNGE *

* GAS HEATING * DOUBLE GLAZING * 8'8 KITCHEN *

* WESTERLY FACING REAR GARDEN * OFF ROAD PARKING & GARAGE *

* WALKING DISTANCE OF LOCAL SHOPPING FACILITIES & BUS STOPS * SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed entrance door, two storage cupboards, radiator, access to loft, doors to all rooms.

BEDROOM ONE: 12'0 (3.66m) x 10'10 (3.30m)

Radiator, fitted wardrobe, replacement double glazed window to rear.

BEDROOM TWO: 10'6 (3.20m) x 8'2 (2.49m)

Radiator, replacement double glazed single door to garden with replacement double glazed window to rear.

BATHROOM:

Comprising low level WC, vanity hand wash basin, panelled bath with shower attachment above, part tiled walls, radiators. Replacement double glazed window to side.

LOUNGE: 19'8 (5.99m) x 13'5 (4.09m)

Two radiators, two replacement double glazed windows to front, replacement double glazed window to rear. Replacement double glazed sliding patio door to garden.

KITCHEN: 8'8 (2.64m) x 7'3 (2.21m)

Fitted with a range of white coloured high gloss units comprising laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage space under. Range of matching eye level cupboards, wall mounted gas boiler. Integrated oven with four ring electric hob. Part tiled walls, part tiled flooring, replacement double glazed window to front.

OUTSIDE:

Lawned front garden with driveway providing off road parking and access to garage with up and over door, power and light connected. The rear garden is paved and retained by fencing and hedging. Further access to private lawned side garden with flower and shrub borders and retained by brick wall and timber fencing and mature hedging.

AGENTS NOTES:

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Unknown due to the property being vacant.

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: No

Non standard property features to note:None

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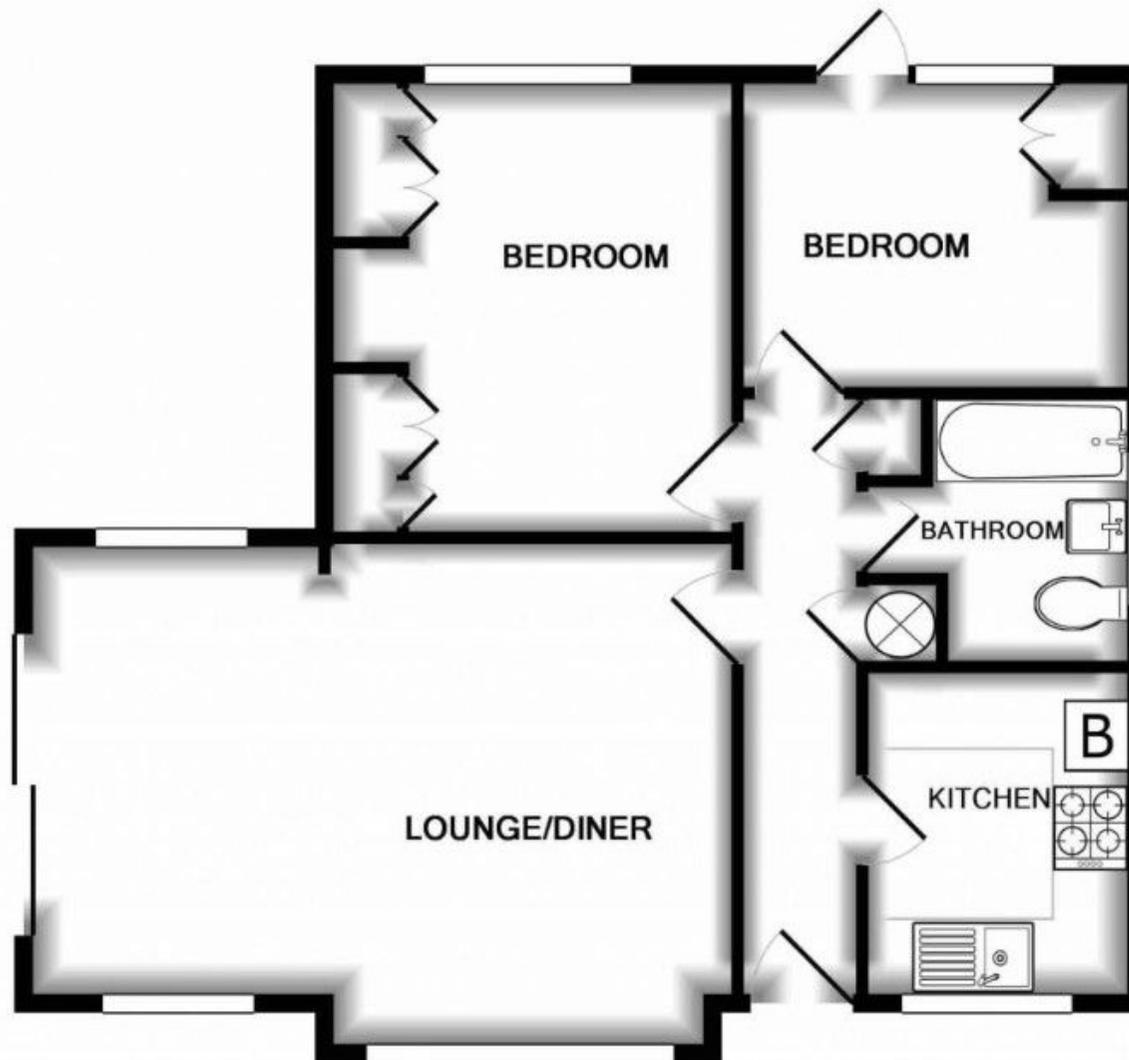


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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