



BLAKE & THICKBROOM



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**WINDSOR AVENUE,
CLACTON-ON-SEA, ESSEX, CO15 2AQ
£230,000 (Offers in excess of)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this older style detached bungalow having undergone considerable improvement at the hands of the current owners. The property can be found within a mile of Clacton's town centre and just a stroll from local shopping facilities and bus stops. An internal viewing is recommended to fully appreciate the size and quality of accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi supermarket on the right hand side. Upon reaching the mini roundabout turn left into St Osyth Road. Proceed straight across the first mini roundabout, passing Tesco Express on the left. Turn left into Coopers Lane. Windsor Avenue is the first turning on the left hand side, follow the road round to the right and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO DOUBLE BEDROOMS *

* 21'3 LOUNGE * 12'2 x 11' MODERN FITTED KITCHEN *

* 10'10 (max) DINING AREA *

* MODERN SHOWER ROOM WITH WALK IN SHOWER ENCLOSURE *

* GAS HEATING SYSTEM * UPVC DOUBLE GLAZING *

* UNOVERLOOKED REAR GARDEN *

* OFF ROAD PARKING *

* ESTABLISHED RESIDENTIAL AREA WITHIN A MILE OF CLACTON'S TOWN CENTRE *

* WALKING DISTANCE OF LOCAL SHOPPING FACILTIES AND BUS STOPS *

* NO ONWARD CHAIN * VIEWING RECOMMENDED *

* VIDEO TOUR AVAILABLE *

ENTRANCE HALL:

UPVC partially glazed entrance door to entrance hall. Doors to all rooms.

BEDROOM ONE: 11'0 (3.35m) x 10'10 (3.30m)

(plus bay). Radiator. Double glazed bay window to front.

BEDROOM TWO: 11'0 (3.35m) x 9'4 (2.84m)

Radiator. Double glazed window to side.

SHOWER ROOM:

Refitted white coloured suite comprising of pedestal wash basin, low level WC, walk in glazed shower enclosure. Fully tiled walls. Radiator. Access to loft. Double glazed window to rear.

LOUNGE: 21'3 (6.48m) x 11'0 (3.35m)

Radiator. Double glazed window to rear, double glazed patio door giving access to decked area and garden.

KITCHEN: 12'2 (3.71m) x 11'0 (3.35m)

Refitted with a range of white coloured gloss fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over, cupboards and drawers under, range of matching eye level cupboards, integrated electric ceramic hob with extractor canopy above and oven under. Double glazed window to front, open access to:

DINING AREA: 10'10 (3.30m) x 9'7 (2.92m)

(into recess). Fitted breakfast bar. Wall mounted gas boiler. Radiator. Double glazed patio doors giving access to decking area and garden.

OUTSIDE:

Walled front garden with metal gates affording vehicular and pedestrian access onto predominantly shingled front garden utilised for off road parking. Pedestrian access down the side of the property to the rear garden. The rear garden is accessed from the lounge and dining area onto raised decked area stepping down into low maintenance design garden area with artificial turf retained by sleepers with further shingled areas. Additional decked area ideally situated for afternoon and evening sun with shrubbery beds. The garden is retained by timber panelled fencing.

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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 - Unknown. 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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