



BLAKE &
THICKBROOM



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Peter Bruff Avenue, Clacton-on-Sea, Essex, CO16 8UE

Clacton-on-Sea

Offers Over
£145,000

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

NO ONWARD CHAIN. This beautifully presented one-bedroom property, located on the popular Peter Bruff Development, offers an ideal opportunity for a first-time buyer or those looking to downsize.

Upon entering, you are greeted by a well-proportioned Lounge providing a comfortable space. This seamlessly connects to the spacious Kitchen/Diner. The property benefits from a gas heating boiler, newly installed in 2023.

The accommodation includes a Bedroom One and a well-appointed Bathroom.

Externally, the property boasts a private garden space, offering an area for outdoor enjoyment. Conveniently, two allocated parking spaces are also included. Situated in the vibrant area of Clacton-on-Sea, this home provides easy access to local amenities and the coastal lifestyle. Arrange a viewing today to fully appreciate this charming property.

Bedroom One - 3.56m x 2.79m (11'8" x 9'2")

Bathroom - 2.18m x 1.65m (7'2" x 5'5")

Lounge - 4.57m x 3.58m (15'0" x 11'9")

Kitchen/Diner - 4.55m x 2.92m (14'11" x 9'7")

Agent Notes:

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage Type: Mains

Telephone and Broadband coverage: Yes

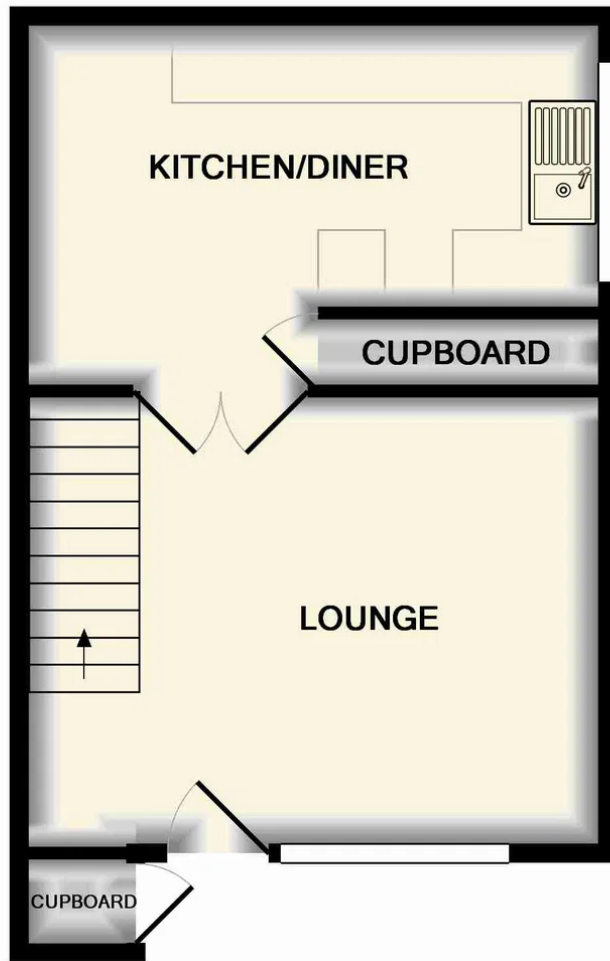
Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](https://www.checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: No

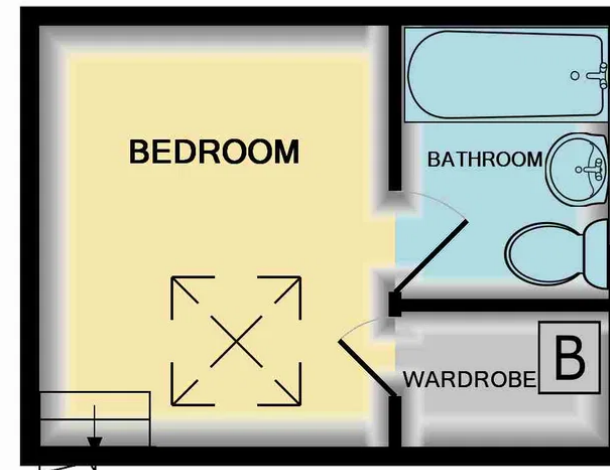
Non standard property features to note: None







GROUND FLOOR



1ST FLOOR

62, PETER BRUFF AVENUE, CLACTON-ON-SEA, ESSEX, CO16 8UE

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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