



BLAKE &  
THICKBROOM



Ramplings Avenue, Clacton-on-Sea, Essex, CO15 4BX

£205,000

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

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.

**ENTRANCE HALL:** Double glazed side entrance door to entrance hall. Access to loft, doors to all rooms.

**LOUNGE:** 5.31m x 3.4m (17'5 x 11'2) - Radiator, fireplace with tiled surround. Double glazed window to front.

**KITCHEN:** 2.87m x 2.44m (9'5 x 8'0) - 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:** 3.23m x 1.78m (10'7 x 5'10) - 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:** 4.14m x 3.1m (13'7 x 10'2) - Radiator, double glazed window to rear.

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

Brochures

**Tenure:** Freehold

**Property Type:** Semi-Detached Bungalow

- 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

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](http://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

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.



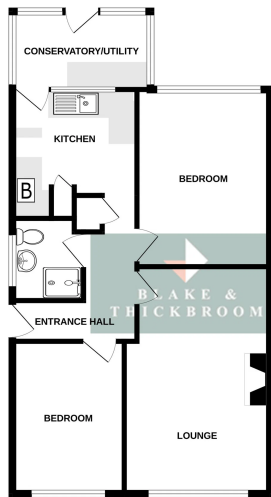
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GROUND FLOOR  
61.9 sq.m. (666 sq.ft.) approx.



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

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

Measures shown on this floor plan are intended to provide an approximate guide to the dimensions of the property. Measurements of rooms, corridors, stairs and any other parts are approximate and do not necessarily include any built-in furniture or other fixtures. The plan is for illustrative purposes only and should not be used as a basis for any legal or financial transaction. The seller, agent and the estate agent make no representation as to the accuracy of the measurements shown on this floor plan. Measurements are approximate. Not to scale. Made with Metropix © 2025

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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THE K-BROOM

