



**Two Double Bedrooms**

**Gas central Heating**

**Front and rear Gardens**

**Off street Parking**

**Council tax band C**

**Garage**



**72 Jubilee Avenue**  
Great Clacton, CO16 9QT

**£255,000**



Drive

Drive suitable for two -three cars block paved leading to main entrance and Garage.

Front Garden

Good size front garden laid to lawn,alongside Driveway.

Entrance Hallway 20' 6" x 3' 9" (6.24m x 1.14m)

Property is entered via a UPVC door,hallway is carpeted,radiator, two storage cupboards, pendant ceiling lights.

Reception 12' 11" x 14' 9" (3.93m x 4.49m)

Good size reception with double glazed windows front and side aspect,dark timber wood glazed door, radiator,ceiling and wall lights,carpeted.

Kitchen 8' 2" x 10' 0" (2.49m x 3.05m)

Kitchen comprises of light coloured oak style base and eye level units, light beige fleck work surface,stainless sink and drainer with chrome taps,cream coloured tiling from floor to ceiling, tiled flooring,upvc double glazed door side aspect with two glazed filler panels leading to side of house, space for cooker and washing machine, pendant ceiling light.

Bathroom 5' 7" x 4' 2" (1.70m x 1.27m)

Good size bathroom comprising of wet room shower,low level flush toilet,white hand basin on pedestal with chrome taps,side aspect opaque double glazed window,flooring is vinyl, ceiling pendant light,radiator,floor to ceiling tiling.

Bedroom 1 14' 5" x 10' 11" (4.39m x 3.32m)

Large Double bedroom carpeted,radiator,side aspect double glazed window,boiler, double glazed sliding door and glazed filler panel leading to conservatory.

Bedroom 2 10' 11" x 12' 5" (3.32m x 3.78m)

Double bedroom carpeted ,front aspect double glazed window,radiator, pendant ceiling light,glazed dark wood door.

Conservatory 8' 7" x 22' 2" (2.61m x 6.75m)

Very spacious conservatory with double glazed door leading to garden.

Rear Garden

Small lawned area with large paved area to the rear for BBQs, garden shed and greenhouse,side access to timber gate leading to front garden



