BLAKE & THICKBROOM

ST JOHNS ROAD,
CLACTON-ON-SEA, ESSEX, CO16 8DE
£310,000 (Asking Price)

DESCRIPTION:
Well presented detached bungalow occupying a substantial plot in this non-estate location on the Northern outskirts of Clacton's town centre. The bungalow is offered for sale with no onward chain and is within a ten minute walk of Bockings Elm shops with a chemist, post office and bus route to Clacton's town centre and excellent main road access to all neighbouring villages. An early viewing is highly recommended to avoid disappointment.

DIRECTIONS:
PROCEED FROM: Clacton's town centre on the A133 London Road. At the large roundabout (fire station on left hand side) take the first exit on the left hand side into St Johns Road. Proceed along St Johns Road for approx a quarter of a mile before finding the property on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 15'9 x 14'5 LOUNGE *

* 11'7 FITTED KITCHEN * 12'2 CONSERVATORY *

MODERN SHOWER ROOM *

* GAS HEATING VIA RADIATORS * REPLACEMENT DOUBLE GLAZING *

* APPROX 70' SOUTH FACING REAR GARDEN *

* DRIVEWAY AND GARAGE *

* NO ONWARD CHAIN * INTERNAL VIEWING RECOMMENDED *

ENTRANCE LOBBY:
Double glazed entrance door to entrance lobby, further glazed door to:

ENTRANCE HALL:
Radiator. Loft access. Storage cupboard.

BEDROOM ONE: 13'4 (4.06m) x 10'8 (3.25m)
Radiator. Built in wardrobes with cream coloured laminated fronted doors. Valance lighting. Window to front.

BEDROOM TWO: 9'4 (2.84m) x 8'7 (2.62m)
Radiator. Window to front.

BEDROOM THREE / DINING ROOM: 10'10 (3.30m) x 9'10 (3.00m)
Dado rail. Radiator. Window to side, further internal door with steps down to:

STUDY: 8'2 (2.49m) x 6'1 (1.85m)
Window to rear.

SHOWER ROOM:
Modern suite with corner shower cubicle, pedestal wash basin, low level WC. Radiator. Fully tiled walls. Window to side.

KITCHEN: 11'7 (3.53m) x 8'8 (2.64m)
Well appointed with a range of laminated fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset electric hob unit with extractor hood above, further built in double oven with cupboard storage above and below, cupboard housing gas boiler. Part tiled walls. Airing cupboard. Window to rear, double glazed door to outside.

LOUNGE: 15'9 (4.80m) x 14'5 (4.39m)
Fitted electric fire. Radiator. Two porthole style windows to side, further sliding double glazed patio doors to:

CONSERVATORY: 12'2 (3.71m) x 8'1 (2.46m)
Glass panelled roof with glass panelling to side and rear, sliding glazed door to rear garden.

OUTSIDE:
Gravelled front garden with feature circled paved area, further block paved driveway providing off road parking for two/three vehicles leading to attached garage with electric up and over door, power and light connected. Side gate access leading through to approx 70' South facing lawned rear garden with raised paved patio area, flower and shrub borders, storage shed to remain. Outside tap, outside lighting. The rear garden is enclosed by mature shrubs, hedgerows and fencing.

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AGENTS NOTES:
Material information for this property.
Tenure: Freehold.
Council Tax Band: C.
EPC Rating: D.
Services connected.
Electricity - Yes.
Water - Yes.
Gas- Yes.
Sewerage type - Mains.
Telephone and Broadband Coverage - Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
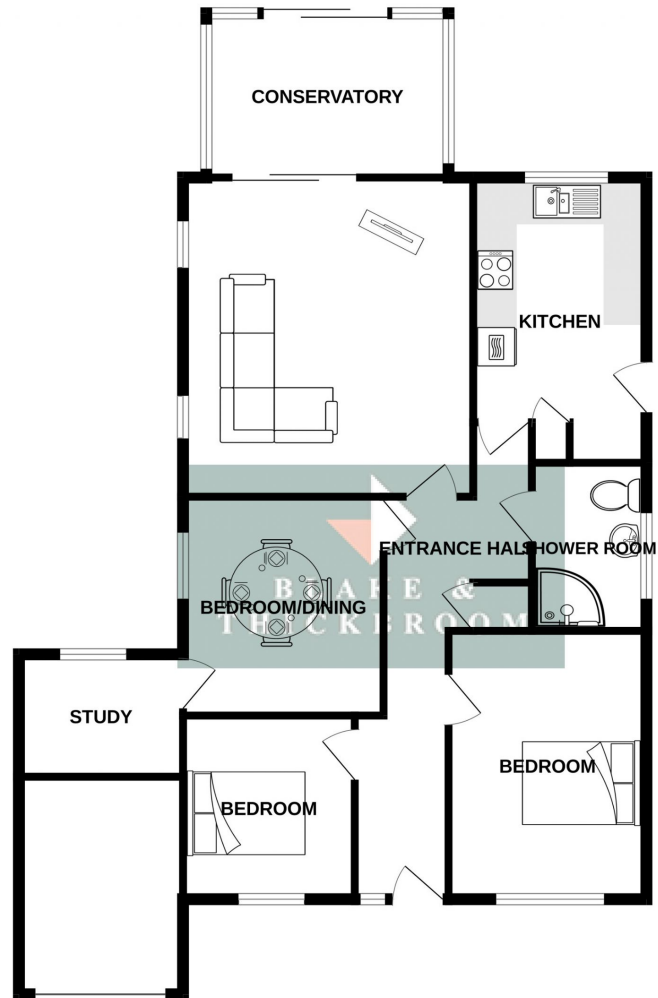Any additional property charges - No.
Non standard property features to note - None.

GROUND FLOOR

CONSERVATORY

KITCHEN

ENTRANCE HALL **SHOWER ROOM**

BEDROOM/DINING

STUDY

BEDROOM

BEDROOM

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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