



DOUGLAS ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3JX
£239,000 (Asking Price)

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this detached bungalow occupying a non estate position to the outskirts of Clacton's town centre. We are of the opinion the property affords potential for further improvement and is available with no onward chain.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi supermarket on the right hand side. Take the first exit at the roundabout into St Osyth Road. Proceed along St Osyth Road straight across the first mini roundabout and passing Tesco Express on the left. At the traffic lights proceed straight across into Cloes Lane. First right into Douglas Road, proceed along Douglas Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 13'9 x 10'9 LOUNGE *

* 16'1 KITCHEN * SHOWER ROOM *

* GAS HEATING (N/T) * DOUBLE GLAZING *

* APPROX 30' REAR GARDEN * OFF ROAD PARKING *

* SCOPE FOR IMPROVEMENT * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator, built in storage cupboard, access to loft,

LOUNGE: 13'9 (4.19m) x 10'9 (3.28m)

Double glazed windows to side, further double glazed bow window to front.

KITCHEN: 16'1 (4.90m) x 9'1 (2.77m)

Fitted with a range of wooden fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with cupboards, drawers and storage space under. Range of matching eye level cupboards, double glazed windows to side and rear. Further door to outside.

BEDROOM ONE: 11'5 (3.48m) x 10'10 (3.30m)

Radiator, fitted wardrobes, double glazed bow window to front.

BEDROOM TWO/DINING ROOM: 11'10 (3.61m) x 9'10 (3.00m)

Radiator, double glazed double doors and glazed panels affording access to rear garden.

BEDROOM THREE: 10'10 (3.30m) x 8'5 (2.57m)

Radiator, double glazed window to side.

SHOWER ROOM:

Shower cubicle, pedestal wash basin, low level WC, fully tiled walls, double glazed window to rear.

OUTSIDE:

Lawned front garden retained by fencing and mature hedging. Driveway affording off road parking and limited access to the side of the property to the rear garden and garage. The Garden is approx 25ft-35ft laid to lawn with a paved patio area adjacent to the rear of the bungalow. Pre-fabricated garage with up and over door. The garden is retained by timber panel fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown due to property being vacant.

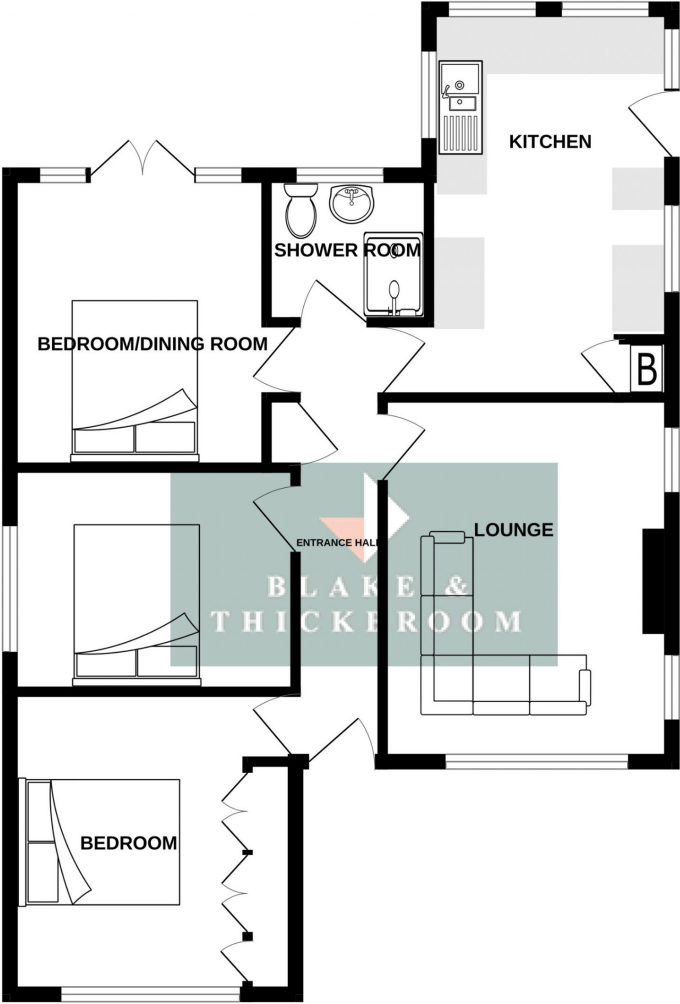
Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.



GROUND FLOOR



DOUGLAS ROAD, CLACTON-ON-SEA, ESSEX, CO15 3JX

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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