



BLAKE & THICKBROOM



RUSSELL ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6BE
£315,000 (Asking Price)

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are delighted to offer for sale this two bedroom semi detached bungalow situated within a short walk to Clacton's regenerated seafront and within walking distance to town centre and mainline railway station to London Liverpool Street. The property is being offered for sale with no onward chain and an early viewing is advised to appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Marine Parade East for a short distance before turning left into Russell Road. The property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * 12'1 x 10'11 LOUNGE *
- 11'5 x 8'10 MODERN FITTED KITCHEN *
- * 13' CONSERVATORY * SHOWER ROOM *
- * GAS HEATING VIA RADIATORS * DOUBLE GLAZING *
- * SOUTH WESTERLY FACING REAR GARDEN *
- * OFF ROAD PARKING * NO ONWARD CHAIN *
- * SHORT WALK TO SEAFRONT AND TOWN CENTRE *

ENTRANCE HALL:

Replacement double glazed entrance door leading to entrance hall. Radiator. Loft access. Storage cupboard. Doors to all rooms.

BEDROOM ONE: 15'1 (4.60m) x 12'6 (3.81m)

Radiator. Fitted wardrobes. Replacement double glazed bay window to front.

BEDROOM TWO: 12'1 (3.68m) x 10'11 (3.33m)

Radiator. Replacement double glazed door leading to garden.

LOUNGE: 11'0 (3.35m) x 10'9 (3.28m)

Radiator. Replacement double glazed sliding door leading to conservatory.

KITCHEN: 11'5 (3.48m) x 8'10 (2.69m)

Modern fitted kitchen comprising of cream laminated fronted units with rolled edge laminated work surfaces, inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, integrated fridge, freeze, low level oven, electric hob with extractor hood above. Cupboard housing wall mounted boiler, two storage cupboards. Part tiled walls. Replacement double glazed window to side and double glazed door leading to garden.

SHOWER ROOM:

Modern fitted shower room comprising of double width shower tray, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Fully tiled walls. Two replacement double glazed windows to side.

CONSERVATORY: 13'0 (3.96m) x 8'11 (2.72m)

Brick base construction. Radiator. Replacement double glazed roof and replacement double glazed sliding door and windows to sides and rear.

OUTSIDE:

The front of the property has block paving affording access for off road parking, flower and shrubs borders, partially retained by low level wooden panelled fencing, further side access leading to rear garden. The rear garden has paving adjacent to the bungalow with pathway leading to wooden storage shed, flower and shrubs borders, the rest of the garden is laid to lawn. Additional wooden storage shed. The garden is partially retained by wooden panelled fencing.

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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 & Broadband coverage - Unknown. 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.



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