



BLAKE & THICKBROOM



HAZELWOOD CRESCENT,
LITTLE CLACTON, ESSEX, CO16 9PB
£240,000 (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:

Well presented semi detached bungalow situated on this established development within the sought after village of Little Clacton. The bungalow is conveniently located within walking distance of all village amenities including local stores, public house, takeaway and bus route to Clacton's town centre. As the vendor's chosen sole agent, an early viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the main A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the new bypass road. Continue across the roundabout and at the next roundabout take the last exit into Progress Way, left at the next roundabout into London Road Little Clacton. Proceed towards the village centre, taking the first turning on the left into Leys Drive. Proceed a short distance along Leys Drive, first left into Hazelwood Crescent. Proceed into Hazelwood Crescent and the bungalow can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS *

* 15' x 13'10 LOUNGE DINER *

* 14'2 FITTED KITCHEN *

* MODERN SHOWER ROOM *

* GAS HEATING VIA RADIATORS *

* DOUBLE GLAZING *

* DETACHED GARAGE *

* ESTABLISHED DEVELOPMENT *

* POPULAR VILLAGE LOCATION *

* WALKING DISTANCE OF LOCAL VILLAGE AMENITIES AND PRIMARY SCHOOL *

* NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

Part glazed side entrance door to entrance hall. Radiator. Loft access housing gas boiler.

BEDROOM ONE: 13'0 (3.96m) x 11'5 (3.48m)

Radiator. Window to rear.

BEDROOM TWO: 11'4 (3.45m) x 9'7 (2.92m)

Radiator. Window to front.

SHOWER ROOM:

Modern suite comprising of shower cubicle, pedestal wash basin, low level WC. Fully tiled walls. Radiator. Window to rear.

KITCHEN: 14'2 (4.32m) x 7'10 (2.39m)

(max). Fitted 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. Part tiled walls. Window to side, double glazed door to outside.

LOUNGE DINER: 15'0 (4.57m) x 13'10 (4.22m)

Open fireplace with tiled fire surround. Radiator. Window to front.

OUTSIDE:

Walled front garden with flower and shrub borders. Driveway providing off road parking leading to detached garage with up and over door. Side gate access to L shaped lawned rear garden. Storage shed to remain. The rear garden is enclosed by panelled 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 & 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 - Yes. Under the Estate Agency Act 1979, we must make prospective purchasers aware that the owner of this property and the power of attorney of this property is related to a Partner of Blake & Thickett Estate Agents.



