



BLAKE & THICKBROOM



MEADOW CLOSE,  
CLACTON-ON-SEA, ESSEX, CO15 4SN  
£310,000 (Asking Price)

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<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this well presented detached bungalow occupying a non-estate position within the favoured Great Clacton area. The property can be found within walking distance of local shopping facilities and bus stops and approximately one mile from major supermarket outlets. The property is being offered for sale with on onward chain and an internal inspection is warranted to fully appreciate the size and quality of accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre via Station Road turning left into Carnarvon Road. At roundabout take the second exit into Wellesley Road and then turn immediately right into Oxford Road. Proceed to the far end of Oxford Road passing ASDA supermarket on left. At next roundabout turn right into Valley Road, immediately left into Burrs Road. Proceed straight across two mini roundabouts before finding Meadow Close as a turning on the left hand side and the bungalow can be found on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

- \* THREE BEDROOMS \* ENSUITE SHOWER ROOM TO MASTER BEDROOM \*
- \* 17'7 x 12'1 LOUNGE \*
- \* 14'3 x 8'4 KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES \*
- \* 8'5 x 8' FAMILY BATHROOM \*
- \* GAS HEATING SYSTEM \* DOUBLE GLAZING \*
- \* MANAGEABLE REAR GARDEN \*
- \* OFF ROAD PARKING \*
- \* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE HALL:**

Low entry UPVC entrance door to entrance hall. Radiator. Built in storage cupboard housing wall mounted gas boiler. Doors to all rooms.

**LOUNGE:** 17'7 (5.36m) x 12'1 (3.68m)

Radiator. Double glazed picture windows and double doors overlooking rear garden.

**KITCHEN BREAKFAST ROOM:** 14'3 (4.34m) x 8'4 (2.54m)

Fitted to two walls with a range of laminated fronted units comprising of 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 with work surface lighting under, integrated electric hob with extractor canopy above and double oven under, further integrated dishwasher, fridge and freezer. Tiled flooring. Radiator. Double glazed window and door to rear garden.

**BEDROOM ONE:** 14'8 (4.47m) x 12'9 (3.89m)

(narrowing to 12'8). Radiator. Double glazed window to front and door to:

**EN SUITE SHOWER ROOM:**

Fitted with a white coloured suite comprising of recessed shower area, semi pedestal wash basin, low level WC. Fully tiled walls, tiled flooring. Radiator. Double glazed window to side.

**BEDROOM TWO:** 12'9 (3.89m) x 8'2 (2.49m)

(plus door recess). Currently used as a dining room. Radiator. Double glazed window to side.

**BEDROOM THREE:** 11'2 (3.40m) x 8'5 (2.57m)

Radiator. Double glazed window to front.

**BATHROOM:** 8'5 (2.57m) x 8'0 (2.44m)

(max). Fitted with a white suite comprising of panelled bath with mixer tap and shower attachment, semi pedestal wash basin, low level WC. Fully tiled walls, tiled flooring. Chromium effect radiator. Double glazed window to side.

**OUTSIDE:**

Block paved driveway to front affording off road parking with further lawned area, partially retained by brick wall and railings, pedestrian access on either side of the bungalow to the rear garden. The rear garden is predominately lawned, paved patio area adjacent to the rear of the bungalow, further paved area placed to the rear. Timber storage shed to remain. The garden is retained by timber panelled fencing.

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**AGENTS NOTES:**

Material information for this property.

Tenure: Freehold.

Council Tax Band: D. EPC Rating C.

Services connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to web site 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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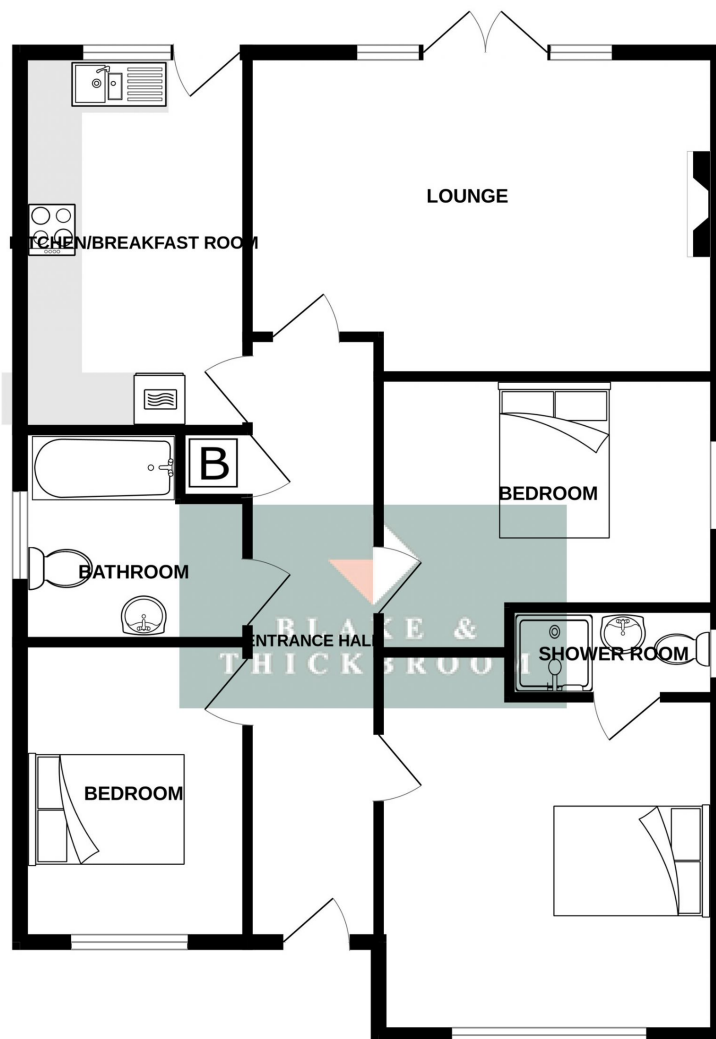
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GROUND FLOOR



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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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