



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this recently refurbished two bedroom detached bungalow being offered for sale with no onward chain. The property is conveniently located within a short walk of the beach and local amenities. An early viewing is recommended.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the Marine Parade West passing the Toby carvery on the left hand side leading into West Road. At the roundabout (Three Jays public house) ahead to you, turn left into Golf Green Road. Proceed along Golf Green Road for approximately one mile turning a sharp right into Broadway. Proceed to the end, across the junction into Tamerisk Way. Right at the mini roundabout into Lotus Way, proceed a short distance and Brooklands Gardens can be found as a turning on the right hand side. The property can be found on the left.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS *

* 14'7 x 9'8 LOUNGE *

* 7'6 x 6'5 REFITTED KITCHEN *

* REFITTED BATHROOM *

* DOUBLE GLAZING * ELECTRIC HEATING *

* COURTYARD STYLE GARDEN *

* SHORT WALK TO SEAFRONT *

* VIEWING RECOMMENDED * NO ONWARD CHAIN *

LOUNGE: 14'7 (4.45m) x 9'8 (2.95m)

Replacement double glazed entrance door leading to lounge. Electric storage heater, two replacement double glazed windows to side, doors to all rooms.

BEDROOM ONE: 9'7 (2.92m) x 7'8 (2.34m)

Replacement double glazed window to front.

BEDROOM TWO: 7'11 (2.41m) x 7'7 (2.31m)

Replacement double glazed window to side.

KITCHEN: 7'6 (2.29m) x 6'5 (1.96m)

Refitted comprising rolled edge laminated work surfaces with inset single drainer sink unit. Cupboards, drawers and storage below, range of eye level cupboards. Low level oven, electric hob with extractor hood above, low level fridge. Part tiled walls, replacement double glazed window to rear.

BATHROOM:

Refitted with a low level WC, pedestal wash hand basin with mixer taps, panelled bath with electric shower. Melamine panelling to walls. Replacement double glazed window to rear.

OUTSIDE:

To the front of the property is hard standing providing off road parking. The rear garden is courtyard style, partially retained by wooden panel fencing.

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AGENTS NOTES:

Material Information for this property

Tenure is Freehold. Council Tax Band: A. EPC : Expired

Services connected

Electricity: Yes

Gas: No

Water: Yes

Sewerage type: Mains

Telephone and Broadband: Unknown due to the property being vacant

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

Additional property charges - No

Non standard property features to note: No



