



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this refurbished semi detached bungalow with garage. The property has undergone a considerable amount of home improvements and benefits from a South facing rear garden. An internal inspection is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre into Station Road turning left into Carnarvon Road. Take the second exit at roundabout onto Wellesley Road. Take the first right onto Oxford Road. Follow Oxford Road right the way down to the mini roundabout, ASDA Supermarket on left. Turn right at the next mini roundabout into Valley Road, left at the next mini roundabout into Burrs Road. Proceed along Burrs Road over the first mini roundabout, down the hill, over the second mini roundabout, then take the left down Inglenook. Proceed into Inglenook and the bungalow will be found on the right.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * 14'10 x 10'6 LOUNGE *
- * 8'9 x 8' MODERN KITCHEN *
- * 17'9 x 6'2 CONSERVATORY *
- * MODERN SHOWER ROOM *
- * GAS HEATING * NEW BOILER INSTALLED 2023 *
- REFITTED DOUBLE GLAZING THROUGHOUT *
- * SOUTH FACING REAR GARDEN *
- * 14' x 8'4 GARAGE & OFF ROAD PARKING *
- * UPDATED ELECTRICS *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

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

BEDROOM ONE: 13'4 (4.06m) x 10'6 (3.20m)

Radiator. Laminate flooring. Replacement double glazed window to front.

BEDROOM TWO: 10'2 (3.10m) x 8'10 (2.69m)

Radiator. Laminate flooring. Replacement double glazed window to front.

SHOWER ROOM:

Modern fitted shower room comprising of walk in shower tray with shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Fully tiled walls. Heated towel rail. Extractor fan. Laminate flooring. Replacement double glazed window to side.

KITCHEN: 8'9 (2.67m) x 8'0 (2.44m)

Refitted kitchen comprising of grey laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, low level oven, electric hob with extractor hood above. Part tiled walls. Radiator. Laminate flooring. Two replacement double glazed windows to rear.

LOUNGE: 14'10 (4.52m) x 10'6 (3.20m)

Radiator. Laminate flooring. Double doors leading to:

CONSERVATORY: 17'9 (5.41m) x 6'2 (1.88m)

Of brick based construction with panelled roofing. Radiator. Laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards below, eye level cupboard. Double glazed aspects to side and rear, French style doors to garden.

OUTSIDE:

Concreted and block paved driveway affording access for off road parking, further access to garage (14' x 8'4) with electric roller door and power and light connected. Outside lighting. Side access leading to rear garden. The rear garden has paving adjacent to the bungalow with path to service door leading to garage. Further seating area to the rear of the garden. The rear garden benefits from a Southerly facing aspect whilst being partly laid to lawn with flower and shrub borders. Partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure: Freehold.

Council Tax Band B.

EPC Rating C.

Services connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

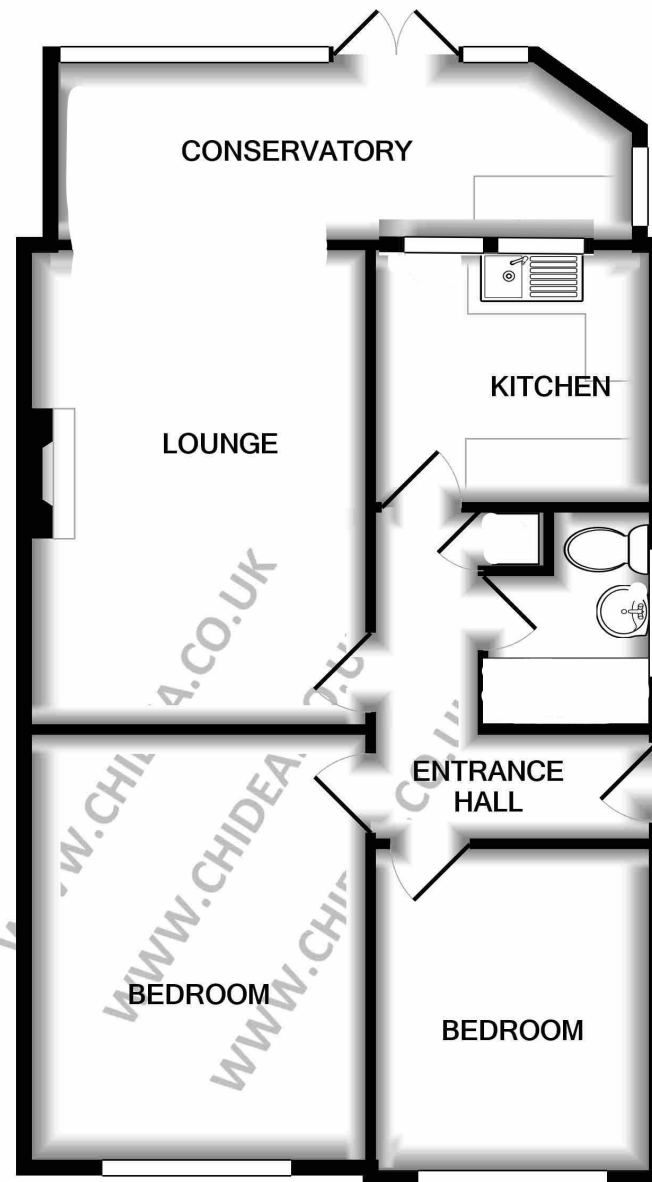
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to website

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.





INGLEBROOK, CLACTON-ON-SEA, ESSEX, CO15 4SJ

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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