



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this two bedroom detached bungalow with garage and westerly facing garden. The property offers an immense amount of potential for further improvement and is price reflected. The property also benefits from no onward chain and is conveniently located within a short walk of local shops and Holland on Sea regenerated seafront. An internal inspection is highly recommended.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East leading into Kings Parade. Continue along Kings Parade passing the Kingscliff Hotel on the left and take the next turning on the left into York Road. First right into Hereford Road and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 12'3 x 8'11 KITCHEN *

* 14'10 x 10'10 LOUNGE * WET ROOM & SHOWER ROOM *

* GAS HEATING (N/T) * DOUBLE GLAZING *

* 24'3 x 22'9 CONSERVATORY * GARAGE & OFF ROAD PARKING *

* PLOT SIZE APPROX 97' x 37' * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE:

UPVC double glazed entrance door to conservatory.

CONSERVATORY: 24'3 (7.39m) x 22'9 (6.93m)

(max) Brick base construction, two radiators, panelled roof, double glazed windows to side and rear, door to gardens, access to lounge. Separate door to kitchen.

LOUNGE: 14'10 (4.52m) x 10'10 (3.30m)

Radiator, fireplace, access to kitchen. Replacement double glazed window to front.

KITCHEN: 12'3 (3.73m) x 8'11 (2.72m)

Quartz worktops with matching upstands, inset single drainer sink unit. Cupboards, drawers and storage space under, eye level cupboard. Wall mounted boiler housed in cupboard. Radiator, storage cupboard/larder, radiator, double glazed windows to side and rear. Door to lobby.

LOBBY AREA:

Access to loft, door to wet room and bedrooms.

BEDROOM ONE: 11'11 (3.63m) x 10'9 (3.28m)

Radiator, replacement double glazed windows to front and side.

WET ROOM:

Low level WC, vanity hand wash basin with mixer taps, walk in shower with enclosure and curtain. Fully tiled walls, heated towel rail, replacement double glazed window to rear.

BEDROOM TWO: 8'11 (2.72m) x 7'11 (2.41m)

Radiator, replacement double glazed window and door to lean to.

LEAN TO: 10'9 (3.28m) x 5'10 (1.78m)

Panelled roof, double glazed aspects to rear and front, door to front giving access to garage door, door to shower room.

SHOWER ROOM:

Low level WC, pedestal wash basin, shower tray with electric shower, radiator, sky light window, extractor fan, double glazed window to side.

GARAGE: 13'1 (3.99m) x 8'3 (2.51m)

Power and light connected, electric up and over door.

OUTSIDE:

To the front of the property, concrete driveway providing access for off road parking. Access to garage. Side gate leading to rear garden. The front is partially retained by low level panel fencing. The rear garden benefits from a westerly facing aspect paving adjacent to the bungalow affording access for seating area. Two wooden storage sheds the remainder is laid to lawn with flower and shrub borders and enclosed by partial wooden panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: D. EPC : E

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

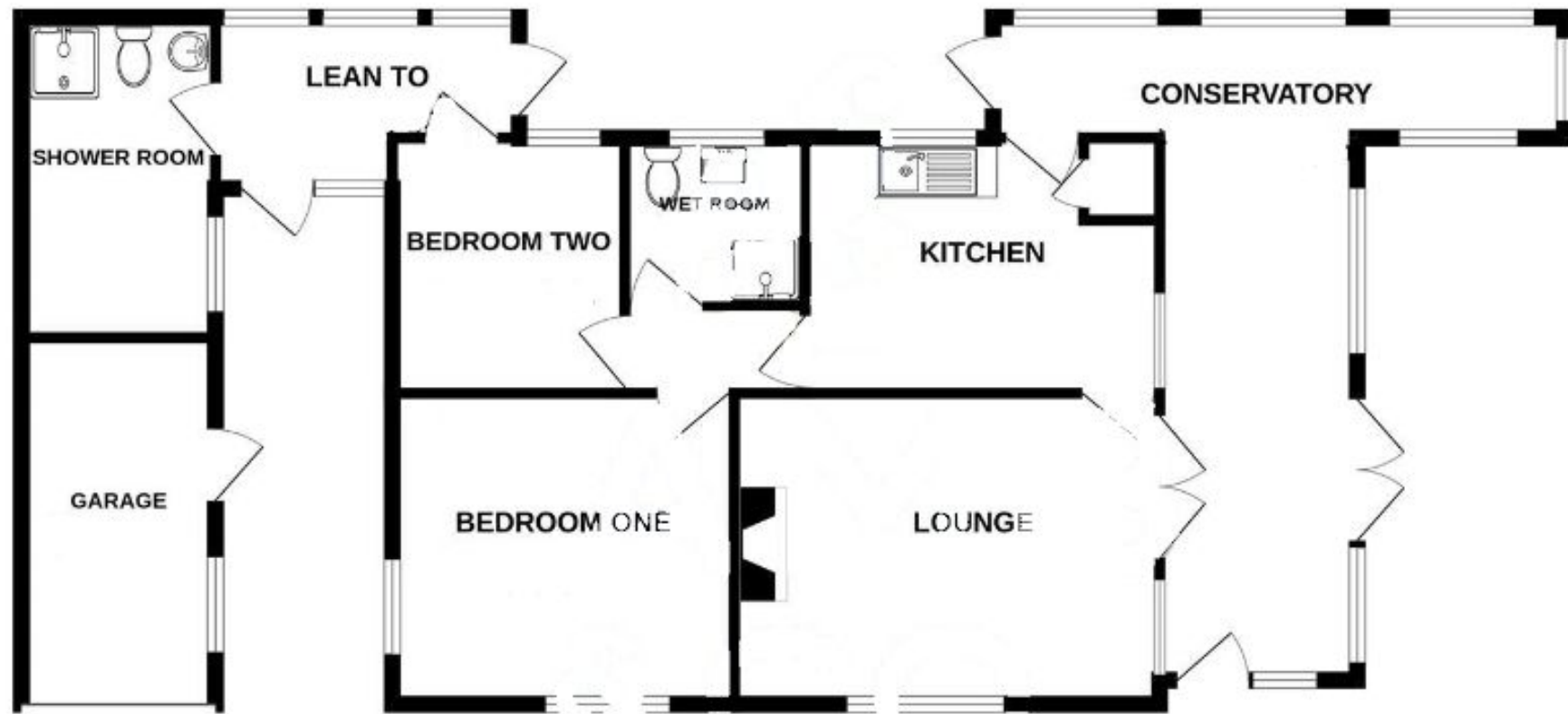
Telephone and broadband coverage: Yes

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





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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