



BLAKE & THICKBROOM



**PARK SQUARE WEST,
CLACTON-ON-SEA, ESSEX, CO15 2NT
£280,000 (Asking Price)**

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

DESCRIPTION:

VIDEO TOUR AVAILABLE.

Blake & Thickbroom are delighted to be offering for sale this extended two bedroom semi detached bungalow situated on a plot approaching a quarter of an acre. The current owner has undertaken refurbishment in recent years. The property benefits from ample off road parking and garage and is being offered for sale in lovely order throughout. The property offers a well established rear garden which has been maintained by the current owner for in excess of 40 years. An internal viewing is highly recommended to fully appreciate this rare opportunity.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby carvery on the left and continue along this road leading to West Road. Proceed along West Road passing the golf course on the left hand side and at the roundabout (Three Jays Public House ahead of you) turn left into Marlowe Road. Proceed along Marlowe Road, left into Park Square East, right at the next turning into the second part of Park Square East which leads into Park Square West. The property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 27'3 x 10'9 LOUNGE DINER *

* 10'11 x 9'3 KITCHEN * MODERN SHOWER ROOM *

* SEPARATE WC * 15'9 x 9'1 GARDEN ROOM *

* GAS HEATING (boiler fitted in 2021) * DOUBLE GLAZING *

* GARAGE & AMPLE OFF ROAD PARKING *

* PLOT APPROACHING A QUARTER OF AN ACRE *

* WALKING DISTANCE TO SHOPPING FACILITIES & BUS ROUTE TO CLACTON'S TOWN CENTRE *

* VIEWING RECOMMENDED * SOLE AGENTS *

* VIDEO TOUR AVAILABLE *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Door to:

GARDEN ROOM: 15'9 (4.80m) x 9'1 (2.77m)

Panelled roof. Replacement double glazed windows and doors to rear. Door to WC and garage, double doors to lounge diner and access through to kitchen.

SEPARATE CLOAKROOM:

Fitted with low level WC, cistern basin, mixer tap. Fully tiled flooring. Replacement double glazed window to side.

KITCHEN: 10'11 (3.33m) x 9'3 (2.82m)

The kitchen has been refitted by the current owner comprising of white coloured laminated fronted units with Quartz work surfaces with matching upstands, inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards. Tiled flooring. Access to hallway. Single glazed window and door to garden room. Replacement double glazed window to side.

HALLWAY:

Loft access. Doors to all rooms.

BEDROOM ONE: 12'3 (3.73m) x 10'9 (3.28m)

Radiator. Fitted wardrobes. Replacement double glazed window to front.

BEDROOM TWO: 12'10 (3.91m) x 9'5 (2.87m)

(into bay recess). Radiator. Fitted wardrobe. Replacement double glazed bay window to front.

SHOWER ROOM:

Refitted shower room comprising of walk in shower with sliding door and shower attachment, vanity hand wash basin with mixer tap, cupboards and drawers below, low level WC. Heated towel rail. Tiled flooring, part tiled walls. Melamine panelled walls. Replacement double glazed window to side.

LOUNGE DINER: 27'3 (8.31m) x 10'9 (3.28m)

Two radiators. Wall mounted fire. Two replacement double glazed Velux windows. Wooden double doors to garden room. Replacement double glazed window to side. replacement double glazed sliding doors to rear.

OUTSIDE:

Concrete driveway to the front of the property affording access for several vehicles, further access to enclosed car port with garage, up and over door. Mature shrubs and trees to the front of the property.

REAR GARDEN:

The rear garden benefits from a Southerly facing aspect and offers much potential. The current owner has spent approximately 40 years adding to and creating their own garden paradise which entails many flowers, shrubs and trees. Decking adjacent to the bungalow. The first portion of the garden has hardstanding with slabs. The rear of the garden is more wild with distant field views. Two storage sheds and greenhouse to remain. There is a pond. Further access to service door to garage. In the valuer's opinion, a viewing is recommended to fully appreciate everything this property offers.

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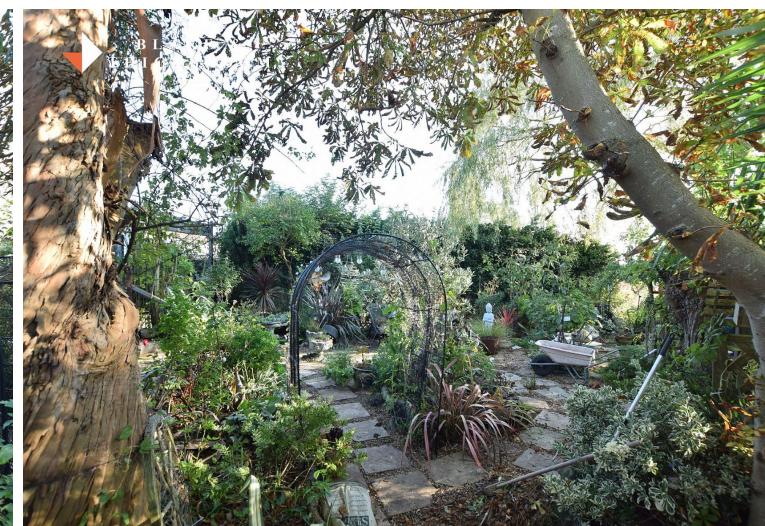
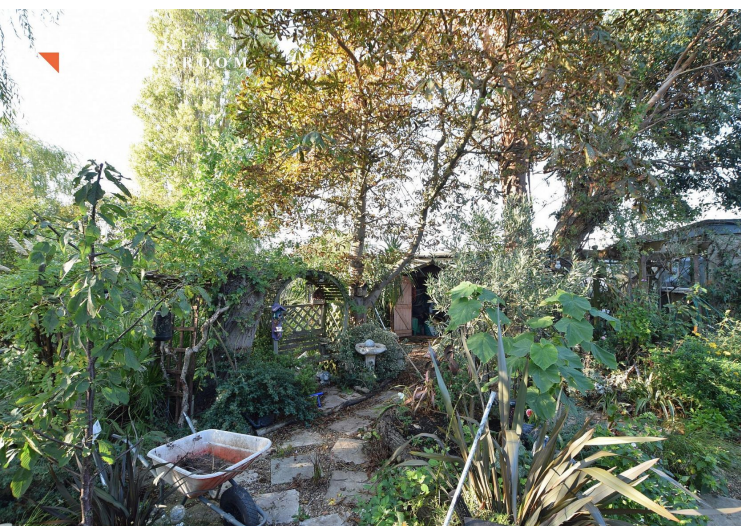
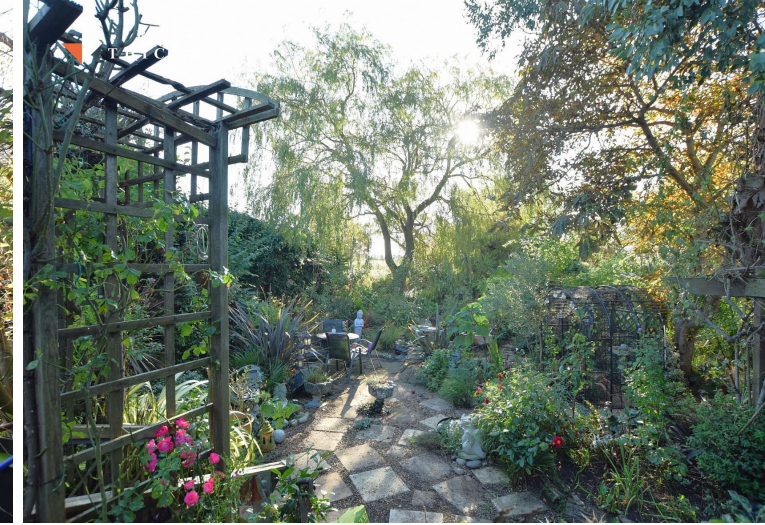
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GROUND FLOOR



PARK SQUARE WEST, CLACTON-ON-SEA, ESSEX, CO15 2NT

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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GROUND FLOOR
102.5 sq.m. (1103 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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