



DESCRIPTION:

Blake & Thickett are delighted to be offering for sale this recently refurbished two bedroom detached bungalow with garage, generous parking and affordable accommodation. The property is situated in the highly regarded Great Clacton area and is within a short walk of local shopping facilities and bus route to Clacton's town centre. The property is being offered for sale with no onward chain and an early inspection is warranted to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Station Road. Turn left into Carnarvon Road, at roundabout take the second exit into Wellesley Road, immediate 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 and first left into Burrs Road. Proceed straight across the two mini roundabouts taking the second turning right into The Crescent, immediate left into Coolyn Way and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS *
- * 27'5 x 10'11 LOUNGE / CONSERVATORY *
- * 11'10 x 10'10 REFITTED KITCHEN *
- * MODERN SHOWER ROOM *
- * GAS HEATING * DOUBLE GLAZING *
- * NORTH WESTERLY FACING REAR GARDEN *
- * 13'11 x 8'4 GARAGE & AMPLE OFF ROAD PARKING *
- * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator. Loft access. Storage cupboard housing wall mounted combi boiler.

BEDROOM ONE: 11'0 (3.35m) x 10'9 (3.28m)

Radiator. Replacement double glazed window to rear.

BEDROOM TWO: 10'11 (3.33m) x 9'5 (2.87m)

Radiator. Replacement double glazed window to front.

SHOWER ROOM:

Refitted shower room comprising walk in shower tray with rainfall shower attachment, pedestal hand wash basin with mixer tap, low level WC. Heated towel rail. Part tiled walls. Replacement double glazed window to rear.

LOUNGE / CONSERVATORY: 27'5 (8.36m) x 10'11 (3.33m)

Three radiators. Replacement double glazed windows to front, side and rear. Door to garden.

KITCHEN: 11'10 (3.61m) x 10'10 (3.30m)

Refitted kitchen comprising grey fronted units with laminated rolled edge work surfaces with inset one and a half bowl sink drainer unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, fitted oven with electric hob and extractor hood above. Part tiled walls. Radiator. Replacement double glazed windows to side and rear. Door to garden.

OUTSIDE:

Shingled and block paved front to the front of the property affording parking for several vehicles, further access to garage with double doors. Dual side access leading through to rear garden. The rear garden benefits from a North Westerly facing aspect, block paving adjacent to the bungalow with path leading to garage (13'11 x 8'4) with power and light connected, double doors to front and service door to garden, raised flower and shrub beds. The rest of the garden is mostly laid to lawn and partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property

Tenure is Freehold.

Council Tax Band B. EPC Rating D.

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.





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○
Ground Floor



Conservatory

Bedroom

Living Room

Hall

Kitchen/Diner

Bedroom