



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering for sale this immaculately presented spacious two bedroom detached Cane built bungalow, affording generous off road parking, garage and a low maintenance rear garden. The property is conveniently located within a short walk of local shopping facilities and bus route to Clacton's town centre. An internal inspection is warranted to fully appreciate the accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Pier Avenue passing Aldi supermarket on the right hand side. At the roundabout take the first exit into St Osyth Road. Proceed straight across the next mini roundabout, passing Tesco Express store on your left. At the traffic lights turn left into Rush Green Road, proceed a short distance and Coopers Lane will be found as the first turning on the left. Proceed into Coopers Lane and the property can be found on the left.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \* 20'10 x 10'8 LOUNGE \*

\* 13'11 x 8' KITCHEN \*

\* FOUR PIECE BATHROOM SUITE \*

\* DOUBLE GLAZING \* GAS HEATING \*

\* LOW MAINTENANCE REAR GARDEN \*

\* 21'6 x 8'1 GARAGE \* OFF ROAD PARKING \*

\* VIDEO TOUR AVAILABLE \*

\* SOLE AGENTS \* VIEWING RECOMMENDED \*

**ENTRANCE PORCH:**

Replacement double glazed entrance door to entrance porch. Stained glass window to side, entrance door to:

**ENTRANCE HALL:**

Radiator. Double storage cupboard. Doors to all rooms.

**BEDROOM ONE:** 12'10 (3.91m) x 10'0 (3.05m)

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

**BEDROOM TWO:** 10'9 (3.28m) x 7'2 (2.18m)

Radiator. Replacement double glazed window to rear.

**BATHROOM:**

Four piece bathroom suite comprising panelled bath with shower attachment, shower tray with sliding door and shower attachment, vanity hand wash basin with mixer tap, low level WC. Heated towel rail. Fully tiled walls, tiled flooring. Two replacement double glazed windows to side.

**LOUNGE:** 20'10 (6.35m) x 10'8 (3.25m)

Radiator. Replacement double glazed window to front, French style doors to rear garden.

**KITCHEN:** 13'11 (4.24m) x 8'0 (2.44m)

Modern fitted kitchen comprising wood effect laminated fronted units with laminated rolled edge work surfaces, inset one and a half bowl sink drainer unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, low level oven, four ring gas hob with extractor hood above, integrated fridge and freezer. Radiator. Part tiled walls. Replacement double glazed window to rear, door to garden.

**OUTSIDE:**

Concrete and block paved driveway to the front of the property affording access for several vehicles, further access to garage (21'6 x 8'1) with power and light connected, loft access, standard up and over door. Shrubbery beds, conifer trees to the left. Side access to low maintenance rear garden, mostly paved and shingled, shrubs and trees, wooden storage shed and summerhouse. Service door to garage. The rear garden is partially retained by wooden panelled fencing.

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**AGENTS NOTES:**

Material information for this property

Tenure is Freehold.

Council Tax Band: C. EPC Rating: D.

Services connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

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



