



DESCRIPTION:**NO ONWARD CHAIN**

Blake & Thickbroom are pleased to be offering for sale this well presented two bedroom semi detached bungalow situated on the highly regarded Burrs development. The property is conveniently located within a short walk of local shops and bus routes leading to Clacton's town centre. An internal inspection is highly recommended to avoid missing out.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout (fire station on the left) take the third exit into the continuation of London Road passing Robin Hood public house on the left. Turn right into Hawthorne Road at the far end turn left into Thorpe Road. First right into Swallowdale. Proceed for a short distance take the third left hand turning into Sparrows Herne and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 13'11 x 11'11 LOUNGE *

* 13'10 x 8'11 KITCHEN * MODERN BATHROOM *

* 15'9 x 8'2 CONSERVATORY * GAS HEATING *

* DOUBLE GLAZING * 17' x 8'4 GARAGE * OFF ROAD PARKING *

* NO ONWARD CHAIN * SOLE AGENTS *

* VIEWING RECOMMENDED *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Door to garden, door to garage. Entrance door to lounge.

LOUNGE: 13'11 (4.24m) x 11'11 (3.63m)

Radiator, electric fire, door to lobby. Replacement double glazed window to front.

LOBBY AREA:

Double storage cupboard, access to loft, doors to bedrooms, kitchen and bathroom.

BEDROOM ONE: 13'11 (4.24m) x 9'5 (2.87m)

Radiator, fitted wardrobes, replacement double glazed window to rear.

BEDROOM TWO: 10'10 (3.30m) x 9'11 (3.02m)

Radiator, replacement double glazed window to rear.

BATHROOM:

Fitted with low level WC, pedestal wash basin, panelled bath with shower screen and shower attachment. Heated towel rail, fully tiled walls, tiled flooring. Replacement double glazed window to side.

KITCHEN: 13'10 (4.22m) x 8'11 (2.72m)

Modern fitted kitchen comprising cream fronted units, laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Low level oven, four ring gas hob, extractor hood above. Integrated dish washer, low level fridge. Part tiled walls, wall mounted gas boiler housed in cupboard, radiator. door to lobby with personal door to garage. Window and door to conservatory.

CONSERVATORY: 15'9 (4.80m) x 8'2 (2.49m)

Radiator, panelled roof, UPVC double glazed aspects to side and rear. french style double glazed doors to garden.

GARAGE: 17'0 (5.18m) x 8'4 (2.54m)

Up and over door. Power and light connected, used as utility space/office.

OUTSIDE:

To the front of the property block paved driveway providing off road parking leading to garage with shingled areas. The rear garden has a decked area adjacent to the bungalow with shingled pathway leading to wooden storage shed. The remainder is laid to lawn with flower and shrub borders. Fish pond and the garden is partially retained by wooden panel fencing.

..

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band B. EPC: TBC

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Unknown

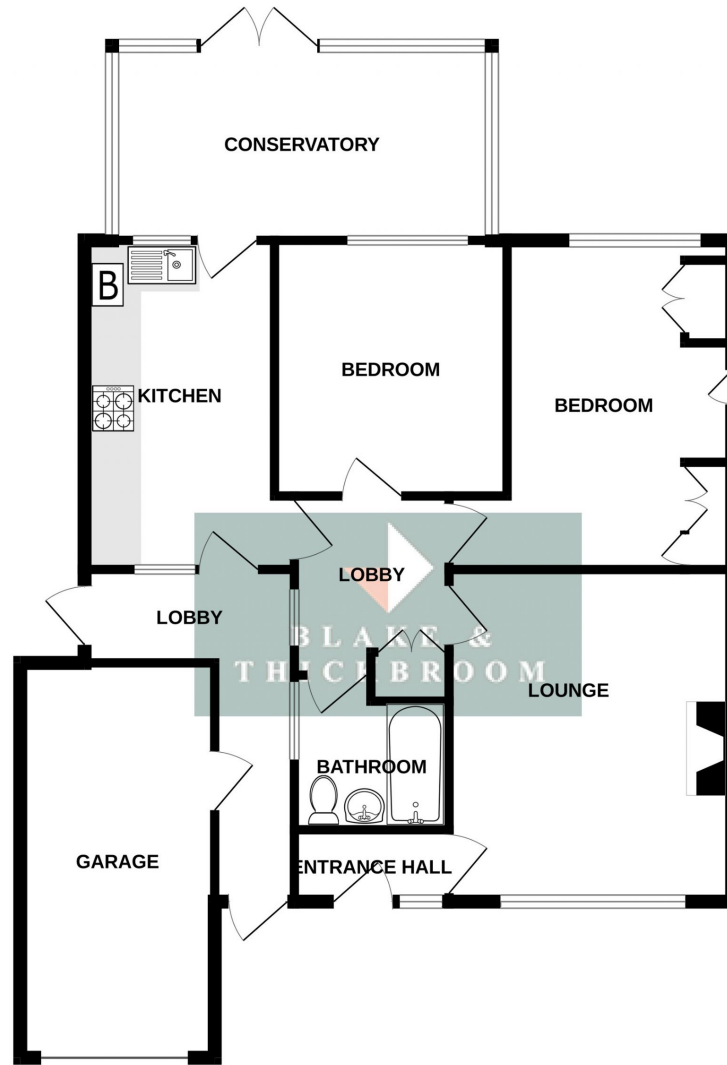
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No

Non standard property features to note: No



GROUND FLOOR



SPARROWS HERNE, CLACTON-ON-SEA, ESSEX, CO15 4HN

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.
Made with Metropix ©2024