



BLAKE & THICKBROOM



THICKBROOM



**FLATFORD DRIVE,
CLACTON-ON-SEA, ESSEX, CO16 8BU
£235,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:**NO ONWARD CHAIN**

Blake & Thickbroom are pleased to be offering for sale this extended two bedroom detached bungalow with garage and off street parking. The property is conveniently located within a short walk of local shops and bus routes leading to Clacton's town centre.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, at the mini roundabout turn left into St Osyth Road. At the next mini roundabout continue straight ahead on St Osyth Road for approximately quarter of a mile. At the traffic lights proceed straight across into Cloes Lane. Over the next two mini roundabouts and take the next turning left into Flatford Drive. Proceed along Flatford Drive towards the end of the road and the bungalow can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * SHOWER ROOM *

* 10'8 x 9'1 KITCHEN * 15'9 x 11'1 LOUNGE *

* GAS HEATING * 19'1 x 6'11 DINING ROOM *

* DOUBLE GLAZING * OFF ROAD PARKING * GARAGE *

* NO ONWARD CHAIN * SOLE AGENTS * VIEWING RECOMMENDED *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator, storage cupboard, access to loft, doors to all rooms.

BEDROOM ONE: 14'4 (4.37m) x 11'2 (3.40m)

Radiator, fitted wardrobes, replacement double glazed bay window to front.

BEDROOM TWO: 10'6 (3.20m) x 8'11 (2.72m)

Radiator, replacement double glazed window to front.

SHOWER ROOM:

Fitted with low level WC, pedestal wash basin, shower tray with sliding doors and electric shower, fully tiled walls and tiled flooring, heated towel rail, replacement double glazed window to side.

KITCHEN: 10'8 (3.25m) x 9'1 (2.77m)

Fitted with laminated rolled edge work surfaces with inset one and a half bowl sink unit with cupboards, drawers and storage space under. Range of eye level cupboards. Built in electric oven with electric hob with extractor hood above. Wall mounted boiler (recently fitted).

LOUNGE: 15'9 (4.80m) x 11'1 (3.38m)

Radiator, electric fire, access to dining area.

DINING AREA: 19'1 (5.82m) x 6'11 (2.11m)

Radiator, replacement double glazed windows to side and rear, french doors to garden.

OUTSIDE:

To the front of the property concrete driveway providing off road parking leading to garage. Up and over door, power and light connected, service door to rear garden. To the front is laid to lawn with shrubs. Side access leading to low maintenance rear garden with paved area adjacent to the rear of the bungalow. Astroturf and shingled area with decked area. Storage shed. The garden is retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage Type: Mains

Telephone and Broadband coverage: Yes

Any additional property charges: No

Non standard property features to note: None





Ground Floor

