



**LONDON ROAD,
CLACTON-ON-SEA, ESSEX, CO15 4EE
£270,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this well presented detached bungalow occupying a non estate position to the outskirts of Clacton's town centre. The property is conveniently located within walking distance of major supermarket outlets, bus stops and public house and is being offered for sale with no onward chain.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left before finding the bungalow on your left.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO DOUBLE BEDROOMS * 11'10 LOUNGE *
- * 12'8 x 9'10 KITCHEN/DINER * MODERN WHITE BATHROOM SUITE *
- * DOUBLE GLAZING * ELECTRIC STORAGE HEATING *
- * APPROX 55' WESTERLY FACING REAR GARDEN * SIZEABLE FRONTAGE AFFORDING OFF ROAD PARKING FOR THREE PLUS CARS *
- * DETACHED GARAGE * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

UPVC double glazed recessed entrance door to entrance hall. Storage heater, built in storage cupboard, doors to all rooms.

LOUNGE: 11'10 (3.61m) x 11'3 (3.43m)

Timber fire surround and mantle. Double glazed windows to front and side.

KITCHEN DINER: 12'8 (3.86m) x 9'10 (3.00m)

Fitted to two walls with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset sink unit. Cupboards, drawers and storage space under. Range of eye level cupboards. Integrated fridge, freezer, washing machine. Built in storage cupboard housing gas fired water heater. Double glazed windows to rear and side, further double glazed door to outside.

BEDROOM ONE: 11'4 (3.45m) x 11'2 (3.40m)

Wall mounted gas fire, double glazed window to front.

BEDROOM TWO: 12'0 (3.66m) x 9'10 (3.00m)

Wall mounted gas fire, double glazed window to rear.

BATHROOM:

Modern white suite comprising panelled bath with shower screen and wall mounted shower unit over, vanity wash basin with enclosed WC accommodation. Chrome effect electric radiator, part tiled walls. Double glazed window to rear.

OUTSIDE:

Sizeable frontage affording off road parking and turning area, partially retained by timber fencing and also giving access to detached garage. Up and over door, second access to rear garden. The rear garden is approximately 50' in length, laid to lawn and enjoys a westerly aspect. Patio area adjacent to the rear of property. The garden is retained by timber panel fencing.

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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: Unknown due to the property being vacant.
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: None
Non standard property features to note: None





GROUND FLOOR



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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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