



DESCRIPTION:

SUBSTANTIAL PLOT & NO ONWARD CHAIN.

Blake & Thickbroom are delighted to be offering for sale this well presented three bedroom detached bungalow situated on the highly regarded Grange Park development. The property is being offered in 'move in' condition and an internal viewing is recommended to fully appreciate the accommodation and plot size on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby carvery on the left and follow the road into West Road. Past the golf course on the left hand side and at the roundabout (Three Jays public house ahead of you) turn right. Proceed along Jaywick Lane for approximately one mile passing the Wick Lodge public house on the right before turning right into Bluehouse Avenue. Take the second turning on the right into Battisford Drive and the bungalow will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * VIDEO TOUR AVAILABLE *
- * THREE BEDROOMS *
- * 20'10 x 11' 6 LOUNGE DINER *
- * 9'9 x 9'4 KITCHEN * WET ROOM *
- * GAS HEATING SYSTEM (approx 3 years old) *
- * DOUBLE GLAZING *
- * GARAGE & OFF ROAD PARKING *
- * SUBSTANTIAL PLOT * LAWNED REAR GARDEN *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator. Storage cupboard. Loft access. Doors to all rooms.

BEDROOM ONE: 11'3 (3.43m) x 11'1 (3.38m)

Radiator. Fitted wardrobe. Replacement double glazed window to front.

BEDROOM TWO: 11'0 (3.35m) x 8'9 (2.67m)

Radiator. Replacement double glazed window to rear.

BEDROOM THREE: 10'1 (3.07m) x 8'3 (2.51m)

Radiator. Replacement double glazed window to front.

WET ROOM:

Fitted with shower attachment with shower curtain, pedestal hand wash basin, high level WC. Radiator. Fully tiled walls. Replacement double glazed window to rear.

LOUNGE: 20'10 (6.35m) x 11'6 (3.51m)

Two radiators, gas fire with marble hearth and surround. Replacement double glazed window to front, replacement double glazed sliding door to garden.

KITCHEN: 9'9 (2.97m) x 9'4 (2.84m)

Modern fitted kitchen comprising of cream fronted coloured 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, low level oven, electric hob with extractor hood above, integral washing machine, low level fridge. Part tiled walls. Radiator. Replacement double glazed window and door to rear.

OUTSIDE:

Block paved driveway affording access for off road parking to the front of the property, the rest of the front is paved with a variety of shrubs. Further access to garage (16'10 x 9'5) with electric roller shutter door and power and light connected. Side access leading to rear garden. Unoverlooked rear garden has paving adjacent to the bungalow, the rest of the garden is mostly laid to lawn with flower and shrub borders. Two wooden storage sheds to remain. Service door to garage. Outside tap. 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 C.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - No.
Non standard properties features to note - None.





GROUND FLOOR



BATTISFORD DRIVE, CLACTON-ON-SEA, ESSEX, CO16 7LD

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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