



**HAWKENDON ROAD,
CLACTON-ON-SEA, ESSEX, CO16 7LE
Prices From £325,000 - £335,000**

DESCRIPTION:

Being offered on a price range from £325,000 to £335,000. Blake & Thickbroom are pleased to be offering for sale this three bedroom detached bungalow occupying a corner plot position benefitting from a Westerly facing rear garden and in beautiful condition throughout. The property is conveniently located within walking distance of local shopping facilities and bus route to Clacton's town centre. Call our Offices to arrange a viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Marine Parade West, follow the road passing the Toby Tavern, proceed in to West Road passing the Golf Course on your left. At the junction (Three Jays Public House ahead of you) turn right into Jaywick Lane. Proceed along Jaywick Lane for approx one mile (passing the Wick Lodge Public House on your right) and turn right into Bluehouse Avenue. Hawkendon Road is the first turning on the right and the bungalow will be found immediately on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISSES:

* VIDEO TOUR AVAILABLE *

* THREE BEDROOMS * 15'9 x 13'11 LOUNGE *

* 11'3 x 9'8 KITCHEN * 11'10 x 8'7 SUN LOUNGE *

* BATHROOM AND SEPARATE WC *

* GAS HEATING * DOUBLE GLAZING * SOLAR PANELS *

* GARAGE & OFF ROAD PARKING *

* WESTERLY FACING REAR GARDEN *

* CORNER PLOT POSITION * SOLE AGENTS *

ENTRANCE PORCH:

Composite entrance door to entrance porch with double glazed aspects to side and front. Door to:

ENTRANCE HALL:

Radiator. Storage cupboard. Loft access. Doors to all rooms.

BEDROOM ONE: 12'10 (3.91m) x 11'1 (3.38m)

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

BEDROOM TWO: 11'0 (3.35m) x 8'10 (2.69m)

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

BEDROOM THREE: 11'0 (3.35m) x 7'2 (2.18m)

Radiator. Replacement double glazed bay window to side.

BATHROOM:

Comprising of panelled bath with shower attachment and electric shower, pedestal hand wash basin with mixer tap. Heated towel rail. Fully tiled walls. Replacement double glazed window to side.

SEPARATE WC:

Fitted with low level WC. Radiator. Fully tiled walls. Replacement double glazed window to side.

LOUNGE: 15'9 (4.80m) x 13'11 (4.24m)

Radiator. Electric fire. Replacement double glazed sliding doors to:

SUN LOUNGE: 11'10 (3.61m) x 8'7 (2.62m)

Double glazed aspects to side and rear, French style doors to rear garden.

KITCHEN: 11'3 (3.43m) x 9'8 (2.95m)

Modern fitted kitchen comprising of white laminated fronted 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, fitted extractor hood. Wall mounted boiler. Radiator. Double glazed window to rear, replacement double glazed door to side.

OUTSIDE:

Block paved driveway to the front of the property affording access for off road parking, further access to garage (17'3 x 9'5) with power and light connected, up and over door and replacement double glazed window to rear. The property benefits from a corner plot position, additional side area laid to lawn with shingled areas and a variety of shrubs. Dual side access to:

REAR GARDEN:

Block paved area adjacent to the bungalow affording access for several seating areas. Side recess housing wooden storage shed. Mature flower and shrub borders, the rest of the garden is mostly laid to lawn. Outside tap. Service door to garage. The rear garden is partially retained by brick wall, trellis and 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 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 - Yes. The property has a solar panel system installed with six panels. JA Solar panels producing 395 Watts per panel totaling a 2.37KW system in total.





