



**DOUGLAS ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3JN
£315,000 (Asking Price)**

DESCRIPTION:

NO ONWARD CHAIN.

Blake & Thickbroom are delighted to be offering for sale this well presented three bedroom detached bungalow benefitting from ensuite, garage and South facing rear garden. The property is situated on the outskirts of Clacton's town centre and is conveniently located within easy reach of local shopping facilities. Call our Offices to arrange a viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi supermarket on the right hand side. Take the first exit at the roundabout into St Osyth Road. Proceed along St Osyth Road straight across the first mini roundabout and passing Tesco Express on the left. At the traffic lights proceed straight across into Cloes Lane, take the first right into Douglas Road, proceed along Douglas Road and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS *
- * ENSUITE SHOWER ROOM * WHITE BATHROOM SUITE *
- * 16'3 x 10'2 LOUNGE * 13'5 x 10'3 KITCHEN *
- * DOUBLE GLAZING * GAS HEATING VIA RADIATORS *
- * SOUTH FACING REAR GARDEN *
- * GARAGE AND OFF ROAD PARKING *
- * VIEWING RECOMMENDED * NO ONWARD CHAIN *

ENTRANCE HALL:

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

BEDROOM ONE: 11'9 (3.58m) x 10'4 (3.15m)

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

EN SUITE SHOWER ROOM:

Fitted with shower tray with two shower attachments, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Fully tiled walls. Extractor fan. Replacement double glazed window to front.

BEDROOM TWO: 10'2 (3.10m) x 9'10 (3.00m)

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

BEDROOM THREE: 10'3 (3.12m) x 8'7 (2.62m)

Radiator. Replacement double glazed window to front.

BATHROOM:

Modern fitted bathroom suite comprising of P shaped bath with shower screen and shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Vertical radiator. Part tiled walls, fully tiled floor. Extractor fan. Replacement double glazed window to front.

LOUNGE: 16'3 (4.95m) x 10'2 (3.10m)

Radiator. Replacement double glazed French style doors to rear garden.

KITCHEN: 13'5 (4.09m) x 10'3 (3.12m)

Modern fitted kitchen comprising of white laminated fronted units with wooden work surfaces and inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, integrated fridge/freezer, double oven, electric hob with extractor hood above, fitted microwave. Cupboard housing wall mounted combi boiler. Tiled flooring, part tiled walls. Vertical radiator. Double glazed French style doors to rear garden.

OUTSIDE:

Stoned and shingled driveway to the front of the property affording access for off road parking, further access to garage (17'1 x 8'3) with up and over door and power and light connected. Paved area leading to front door and further side access leading to rear garden.

REAR GARDEN:

Two paved areas adjacent to the bungalow laid to Indian sandstone, the rest of the garden is mostly laid to lawn. The garden benefits from a Southerly facing aspect with a range of flowers and shrubs. Outside electric socket, outside tap, outside lighting. Service door to garage. 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.







