



**DOUGLAS ROAD,  
CLACTON-ON-SEA, ESSEX, CO15 3JN  
£250,000 (Offers in excess of)**

**DESCRIPTION:**

THE FOOTPRINT OF A THREE BEDROOM BUNGALOW  
A Beautifully presented and deceptively spacious detached bungalow situated in this non estate location on the outskirts of Clacton's town centre. The bungalow is offered for sale with no onward chain and occupies a substantial plot and is conveniently located within walking distance of local parade of shops, Clacton's town centre and mainline railway station. As the vendors chosen sole agents an early viewing is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Pier Avenue, straight across the roundabout into the initial part of Old Road. Continue along Old Road, left at the next roundabout into Coppins Road. Proceed along Coppins Road taking the fourth turning on the right into Douglas Road. Proceed a short distance and the bungalow can be found on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

- \* TWO BEDROOMS \* MODERN SHOWER ROOM \*
- \* GAS HEATING VIA RADIATORS \* 17'7 x 13'4 LOUNGE/DINER \*
- \* 17'6 x 13'2 FITTED KITCHEN/DINER \*
- \* APPROX 80' REAR GARDEN \* DRIVEWAY, CARPORT & GARAGE \*
- \* DOUBLE GLAZED WINDOWS \* NO ONWARD CHAIN \*
- \* SOLE AGENTS \* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Double glazed side entrance door to entrance hall. Radiator, doors to:

**BEDROOM ONE:** 13'3 (4.04m) x 11'2 (3.40m)  
Radiator, built in wardrobes to alcoves. Bay window to front.

**BEDROOM TWO:** 10'0 (3.05m) x 9'5 (2.87m)  
Radiator, wall mounted gas boiler, window to rear.

**SHOWER ROOM:**

Modern suite comprising walk in shower cubicle, pedestal wash basin, low level WC. Fully tiled walls, heated towel rail, window to side.

**LOUNGE:** 17'7 (5.36m) x 13'4 (4.06m)  
Fitted multi fuel burner, two radiators, bay window to front, further window to front.

**KITCHEN DINER:** 17'6 (5.33m) x 13'2 (4.01m)  
Fitted with a range of cream coloured laminated fronted units comprising laminated work surfaces with inset single drainer sink unit and mixer tap. Cupboards under, eye level cupboards, wall mounted extractor hood. Part tiled walls, window to side. Bay window to rear, sliding glazed patio doors to rear garden.

**OUTSIDE:**

Flower and shrub borders to the front of the property with front boundary walling. Block paved drive providing off road parking for two/three vehicles leading to carport and detached garage 18'7 x 9'6 Up and over door. Side gate access to approximately 80' lawned rear garden, numerous fruit trees, flower and shrub borders, greenhouse and storage shed to remain. Patio area, the garden is retained by panel fencing and mature hedgerow to the rear.

**AGENTS NOTES:**

Material information for this property  
Tenure is Freehold. Council Tax Band: D. EPC: TBA  
Services connected  
Electricity: Yes  
Gas: Yes  
Water: Yes  
Sewerage Type: Mains  
Telephone and Broadband coverage: No  
Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.  
Any additional property charges:No  
Non standard property features to note: None



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