



DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are delighted to be offering for sale, this two bedroom detached bungalow dating back to the early 1900's situated within the much sought after Holland on Sea area. The property benefits from a generous amount of off road parking, a westerly facing rear garden and offers perfect scope for the new owner to put their stamp on. The property is conveniently located within easy reach of local shops, restaurants, seafront and bus routes leading to Clacton's town centre. Call our offices today to arrange to a viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts into Kings Parade. Continue along Kings Parade, before turning left at the Kingscliff Hotel into Kings Avenue. At the far end turn right into Frinton Road. Pass Tesco express on the left and proceed for a short while, take the turning left into Stratford Road. The bungalow can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* VIDEO TOUR AVAILABLE * NO ONWARD CHAIN * SOLE AGENTS *

* TWO BEDROOMS * 12' into bay recess x 10'5 LOUNGE *

* 11'10 x 10'5 KITCHEN * 6'5 x 5' SHOWER ROOM * SEPARATE WC *

* 21'3 x 6'8 CONSERVATORY * WESTERLY FACING REAR GARDEN *

* GAS HEATING * DOUBLE GLAZING * OFF ROAD PARKING FOR SEVERAL VEHICLES *

* VIEWING RECOMMENDED *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator, access to loft, doors to all rooms.

BEDROOM ONE: 11'0 (3.35m) x 10'5 (3.18m)

(into bay recess) Radiator, replacement double glazed bay window to front. Double glazed window to side.

BEDROOM TWO: 9'6 (2.90m) x 9'6 (2.90m)

Replacement double glazed windows to side and rear.

LOUNGE: 12'0 (3.66m) x 10'5 (3.18m)

(into bay recess) Radiator, replacement double glazed bay window to front. Further double glazed window to side.

SHOWER ROOM: 6'11 (2.11m) x 5'0 (1.52m)

Shower tray with sliding doors and electric shower, pedestal wash basin, heated towel rail, part tiled walls, replacement double glazed window to rear.

SEPARATE WC:

Fitted with low level WC, replacement double glazed window to side.

KITCHEN: 11'10 (3.61m) x 10'5 (3.18m)

Fitted with laminated rolled edge work surfaces with inset sink drainer unit with cupboards, drawers and storage below. Eye level cupboard, wall mounted gas combi boiler, low level oven, electric hob and extractor hood above. Part tiled walls, replacement double glazed windows to side and rear. Door to conservatory.

CONSERVATORY: 21'3 (6.48m) x 6'8 (2.03m)

Brick base construction with flat roof. Radiator, double glazed aspects to side and rear, french doors to garden.

OUTSIDE:

To the front of the property paved driveway with shrub borders. Dual side access leading to rear garden. The rear garden benefits from a westerly facing aspect with concrete area adjacent to bungalow. Wooden storage shed to remain. A variety of mature flower and shrub borders with the remainder laid to lawn. The garden is partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: TBC

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: No

Non standard property features to note: None



