



**ST JOHNS ROAD,
CLACTON-ON-SEA, ESSEX, CO16 8DS
£315,000 (Asking Price)**

DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are delighted to be offering for sale this three bedroom detached chalet style bungalow situated in a non-estate position on the outskirts of Clacton's town centre. The property was built in the 1960s and offers a substantial amount of accommodation throughout. Call our Offices to arrange a viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout (fire station on left) take the first exit on the left hand side into St Johns Road. Proceed along St Johns Road for approx quarter of a mile, straight across the first roundabout and proceed a short distance and the bungalow will be found on the right hand side just before reaching the next mini roundabout with Bockings Elms shopping facilities.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 15'11 x 13'4 LOUNGE *

* 13'5 x 11'3 KITCHEN * GROUND FLOOR BATHROOM *

* GROUND FLOOR CLOAKROOM *

* GAS HEATING VIA RADIATORS *

* MOSTLY DOUBLE GLAZING *

* GARAGE & OFF ROAD PARKING *

* LAWNED REAR GARDEN *

* NO ONWARD CHAIN * SOLE AGENTS *

* VIEWING RECOMMENDED * VIDEO TOUR AVAILABLE *

FIRST FLOOR: BEDROOM ONE: 21'11 (6.68m) x 13'5 (4.09m)

Radiator. Airing cupboard. Loft access. Replacement double glazed windows to front and rear.

BEDROOM TWO: 15'5 (4.70m) x 11'0 (3.35m)

Radiator. Vanity hand wash basin. Eaves storage. Replacement double glazed window to rear.

FIRST FLOOR LANDING:

Stairs to ground floor. Doors to all rooms. Replacement double glazed window to front, stained glass window to side.

ENTRANCE PORCH:

Door to:

ENTRANCE HALL:

Two radiators. Doors to all rooms. Stairs to first floor with understairs storage with separate storage cupboard. Door to garage.

BEDROOM THREE: 15'4 (4.67m) x 12'11 (3.94m)

Radiator. Replacement double glazed window to rear.

BATHROOM:

Comprising of shower tray with shower attachment, vanity hand wash basin with mixer tap, high level WC. Part tiled walls. Replacement double glazed window to side.

SEPARATE WC:

Comprising of low level WC, vanity hand wash basin. Replacement double glazed window to side.

LOUNGE: 15'11 (4.85m) x 13'4 (4.06m)

Two radiators. Gas fire. Serving hatch. Replacement double glazed window to front, two stained glass windows to side.

KITCHEN: 13'5 (4.09m) x 11'3 (3.43m)

Comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards below, range of eye level cupboards. Wall mounted boiler. Radiator. Part tiled walls. Replacement double glazed windows to side and rear, double glazed door to garden.

OUTSIDE:

Concrete driveway affording access for off road parking with further access to garage (16'5 x 9'7) with power and light connected, manual up and over door. Pathway to the left hand side. The rest of the garden is mostly laid to lawn with a variety of shrubs. Side access to rear garden.

REAR GARDEN:

The rear garden has a paved area adjacent to the house with a further pathway leading to the rear of the garden. The garden is mostly laid to lawn with a variety of mature shrubs and trees. There is an additional patch of garden area to the rear which is currently overgrown. 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 D.

EPC Rating TBC.

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.





