



**FROBISHER DRIVE,
CLACTON-ON-SEA, ESSEX, CO15 2QH
£240,000 (Offers in excess of)**

DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this beautifully presented extended two bedroom detached bungalow situated on the highly regarded Tudor development on the outskirts of Clacton's town centre. The property has been refurbished in recent years and an internal inspection is warranted to appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road for some distance, passing the Toby Carvery on the left. Follow the road to the right where it converts to West Road. Continue along West Road passing the golf club on the left, at the roundabout (Three Jays Public House ahead of you) turn right into Jaywick Lane. Turn left into Millers Barn Road, second right into Frobisher Drive and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 14'10 x 11'5 LOUNGE

* 14'7 x 7'11 KITCHEN *

* 10'7 x 10'5 SUN LOUNGE *

* SHOWER ROOM *

* GAS HEATING VIA RADIATORS * DOUBLE GLAZING *

* OFF ROAD PARKING * LOW MAINTENANCE REAR GARDEN *

* VIEWING RECOMMENDED *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Double glazed entrance door to:

ENTRANCE HALL:

Radiator. Storage cupboard. Doors to all rooms.

BEDROOM ONE: 12'11 (3.94m) x 11'5 (3.48m)

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

BEDROOM TWO: 10'0 (3.05m) x 9'10 (3.00m)

Radiator. Two fitted wardrobes. Replacement double glazed window to side.

LOUNGE: 14'10 (4.52m) x 11'5 (3.48m)

Two radiators. Replacement double glazed French style doors to sun lounge.

KITCHEN: 14'7 (4.45m) x 7'11 (2.41m)

Modern fitted kitchen comprising of grey coloured fronted units with rolled edge laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of matching eye level cupboards, eye level double oven, four ring gas hob with extractor hood above, wall mounted boiler. Part tiled walls. Radiator. Replacment double glazed window to rear, double glazed door to side.

SHOWER ROOM:

Modern fitted suite comprising of shower tray with sliding door and shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC, low level and eye level cupboards. Part tiled walls. Radiator. Shaver points. Extractor fan. Replacement double glazed windows to front and side.

SUN LOUNGE: 10'7 (3.23m) x 10'5 (3.18m)

Radiator. Skylight window, double glazed aspects to sides and rear, French style doors to garden.

OUTSIDE:

Shingled driveway to the front of the property affording access for several vehicles, double gates on the left leading to the rear garden, side gate on the right leading to the rear garden. The rear garden has a concrete area on the left, the rest of the garden is mostly shingled with part astro turf. Two wooden storage sheds to remain. The rear garden is partially retained by wooden panelled fencing.

...

...

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 - None.





