



**MARLOWE ROAD,
CLACTON-ON-SEA, ESSEX, CO15 2PS
£230,000 (Asking Price)**

DESCRIPTION:

CALLING ALL DIY ENTHUSIASTS !
Blake & Thickbroom are pleased to be offer for sale this three bedroom detached bungalow in need of refurbishment throughout , however offering great potential for further improvement .The bungalow is situated with the popular Tudor Development and is within walking distance of local ,parade of shops and bus route to clacton's town centre. An early viewing is recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West leading in to to West Road. Continue along West Road passing the golf club on the left hand side. At the roundabout (Three Jays Public House ahead of you) turn right into Jaywick Lane, immediately left passing the shopping parade into Marlowe Road. The property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 13' x 10'10 LOUNGE *
- * 10'10 x 9'10 KITCHEN *
- * 9'2 x 8'7 CONSERVATORY *
- * SHOWER ROOM *
- * GAS HEATING VIA RADIATORS (not tested) * DOUBLE GLAZING *
- * SOUTH FACING GARDEN *
- * WALKING DISTANCE OF LOCAL SHOPPING FACILITIES AND PUBLIC HOUSE *
- * NO ONWARD CHAIN * SOLE AGENTS *
- * VIDEO TOUR AVAILABLE * VIEWING RECOMMENDED * KEYS TO VIEW *

ENTRANCE HALL:

Replacement double glazed entrance door into entrance hall. Radiator. Loft access. Doors to all rooms.

BEDROOM ONE: 11'8 (3.56m) x 9'10 (3.00m)
Radiator. Replacement double glazed window to front.

BEDROOM TWO: 9'2 (2.79m) x 9'0 (2.74m)
Radiator. Replacement double glazed window to side.

BEDROOM THREE: 9'2 (2.79m) x 8'11 (2.72m)
Radiator. Replacement double glazed window to front.

SHOWER ROOM:

Comprising of shower tray with shower attachment, pedestal wash basin,high level WC. Fully tiled walls, tiled flooring. Radiator. Replacement double glazed window to side.

SEPARATE WC:

Comprising of high level WC. Radiator. Part tiled walls, part tiled flooring. Replacement double glazed window to side.

KITCHEN: 10'10 (3.30m) x 9'10 (3.00m)
Comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards Part tiled walls. Wall mounted combi boiler (not tested). Replacement double glazed window to rear, single glazed door to side.

LOUNGE: 13'0 (3.96m) x 10'10 (3.30m)
Radiator. Fireplace. Access to:

CONSERVATORY: 9'2 (2.79m) x 8'7 (2.62m)
Radiator. Brick based construction. Replacement double glazed window to sides and rear, sliding door to garden.

OUTSIDE:

Concrete driveway to the front of the property providing off road parking, the remainder is lawned with mature shrubs. Carport access to garage. The rear garden is adjacent to the property with the remainder lawned. The garden is South facing and partially retained by timber 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 - Unknown due to the property being vacant. 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.





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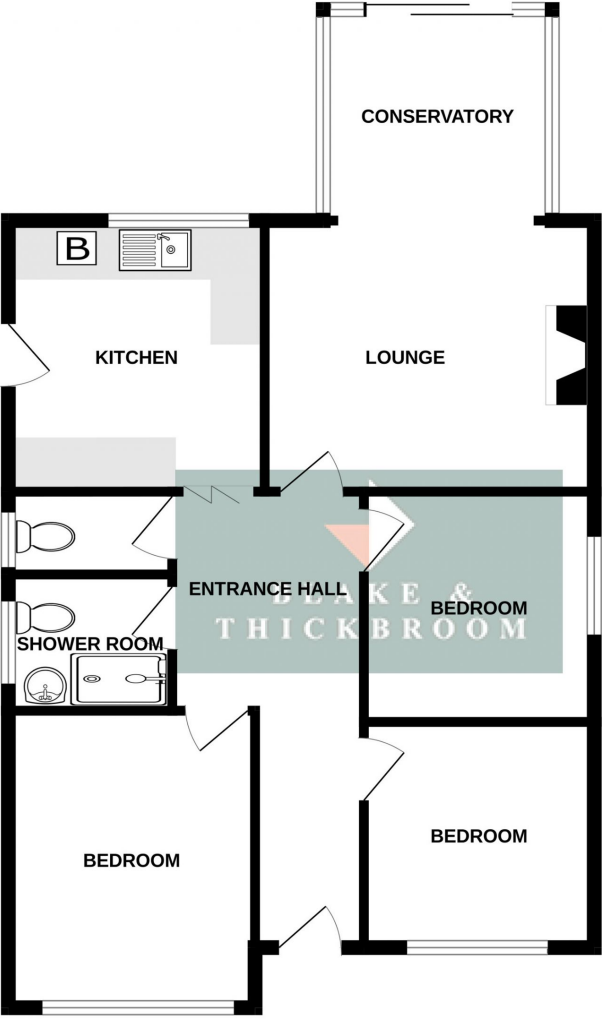
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GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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