



**MELROSE GARDENS,
CLACTON-ON-SEA, ESSEX, CO15 5BQ
£340,000 (Asking Price)**

DESCRIPTION:

A STONES THROW FROM HOLLAND ON SEA WITH A GARDENS ADDRESS.
Blake & Thickbroom are pleased to be offering this deceptively spacious two bedroom detached bungalow situated in a cul de sac position located within the highly regarded East Clacton area.
The property is a short stroll from local shops, seafront and bus routes leading to Clacton's town centre. An internal inspection is warranted. Call our offices to arrange a viewing now.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road turning left into Carnarvon Road. First right into Skelmersdale Road, proceed past the railway station and at the junction turn left into Holland Road. Proceed along Holland Road for approximately one mile passing Holland Park primary school on the left. Turn right into Deanhill Avenue, Melrose Gardens can be found as a turning on the right hand side. The bungalow can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * VIDEO TOUR AVAILABLE * NO ONWARD CHAIN * SOLE AGENTS *
- * TWO BEDROOMS * 13'10 x 9'11 KITCHEN *
- * 17'5 x 11'11 LOUNGE * 20'6 x 9'7 CONSERVATORY *
- * GAS HEATING * DOUBLE GLAZING * EAST CLACTON *
- * WESTERLY FACING GARDEN * 16'2 x 8'1 GARAGE *
- * VIEWING RECOMMENDED *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Single glazed entrance door to entrance hall.

ENTRANCE HALL:

Radiator, access to loft, built in storage cupboard housing wall mounted gas boiler, further built in storage cupboard housing hot water cylinder. Doors to all rooms.

BEDROOM ONE: 14'5 (4.39m) x 10'0 (3.05m)

Radiator, replacement double glazed window to front.

BEDROOM TWO: 11'10 (3.61m) x 8'11 (2.72m)

Radiator, replacement double glazed window to front.

BATHROOM: 8'5 (2.57m) x 5'6 (1.68m)

Low level WC, vanity hand wash basin with mixer tap and cupboards under. Shower tray with shower attachment and sliding doors. Heated towel rail, part tiled walls. Two replacement double glazed windows to side.

KITCHEN: 13'10 (4.22m) x 9'11 (3.02m)

Fitted with wood effect laminated fronted units with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Cupboards, drawers and storage space under. Range of eye level cupboards, built in double oven, four ring gas hob, extractor fan above. Part tiled walls, radiator. Replacement double glazed window to rear, single glazed door to conservatory.

LOUNGE: 17'4 (5.28m) x 11'11 (3.63m)

Wall mounted electric fire, radiator, replacement double glazed sliding doors to conservatory.

CONSERVATORY: 20'6 (6.25m) x 9'7 (2.92m)

Radiator, panelled roof, UPVC aspects to sides and rear. Replacement double glazed sliding door and service to garden.

OUTSIDE:

Lawned areas to the front with flower and shrub borders, retained by low brick wall. Vehicular access to block paved and concrete driveway providing off road parking leading to garage and side pedestrian access to rear garden. The garage measures 16'2 x 8'1 Electric up and over door, power and light connected. Replacement double glazed window to side. The rear garden enjoys a westerly aspect with patio area adjacent to the bungalow, further paved area to the rear, partially lawned with flower, tree and shrub borders, two wooden storage sheds to remain, greenhouse to remain. Outside tap. The garden is partially retained by timber panel fencing.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: D. EPC: D
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage Type: Mains
Telephone and broadband coverage: Unknown
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



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