



TOTLANDS DRIVE,
CLACTON-ON-SEA, ESSEX, CO15 4QG
£245,000 (Asking Price)

DESCRIPTION:

NO ONWARD CHAIN.

Blake & Thickbroom are delighted to be offering for sale this two bedroom detached bungalow with garage and off road parking, situated in the sought after area of Great Clacton. The property is conveniently located within easy reach of local shops and a short drive to major shopping facilities. Call our Offices to arrange a viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road. Upon reaching the main London Road roundabout (fire station on left) take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left before turning right into Hawthorn Road. At the far end, turn left into Thorpe Road, proceed along this road across the first mini roundabout and upon reaching the second mini roundabout, turn right into Lymington Avenue, second right into St Helens Avenue. Proceed to the far end turning right into Totlands Drive, proceed for a short while turning right, proceed into the cul de sac and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 14'7 x 12'11 LOUNGE *

* 11'x 8'5 KITCHEN * WHITE BATHROOM SUITE *

* 13'1 x 9'11 CONSERVATORY *

* GAS HEATING * DOUBLE GLAZING *

* GARAGE & OFF ROAD PARKING *

* LAWNED REAR GARDEN *

* SOLE AGENTS * NO ONWARD CHAIN *

* VIDEO TOUR AVAILABLE *

ENTRANCE HALL:

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

BEDROOM ONE: 11'1 (3.38m) x 10'1 (3.07m)

Radiator. Replacement double glazed window to front.

BEDROOM TWO: 11'5 (3.48m) x 8'0 (2.44m)

Radiator. Replacement double glazed window to front.

BATHROOM:

Fitted with panelled bath with shower attachment, pedestal hand wash basin, low level WC. Radiator. Part tiled walls. Replacement double glazed window to side.

KITCHEN: 11'0 (3.35m) x 8'6 (2.59m)

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, low level oven, four ring gas hob with extractor hood above, wall mounted boiler. Part tiled walls. Replacement double glazed window and door to garden.

LOUNGE: 14'7 (4.45m) x 12'11 (3.94m)

Radiator. Replacement double glazed window and sliding door to rear.

CONSERVATORY: 13'1 (3.99m) x 9'11 (3.02m)

Of brick based construction. Panelled roofing. Double glazed aspects to sides and rear. French style doors to rear garden.

OUTSIDE:

Mostly hard standing and shingled to the front of the property affording access for off road parking, further access to garage (17' x 8') with power and light connected and up and over door. Side access leading to rear garden. The rear garden has paving adjacent to the bungalow whilst mostly being laid to lawn. Service door to garage and wooden storage shed to rear. Outside tap. 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 C.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

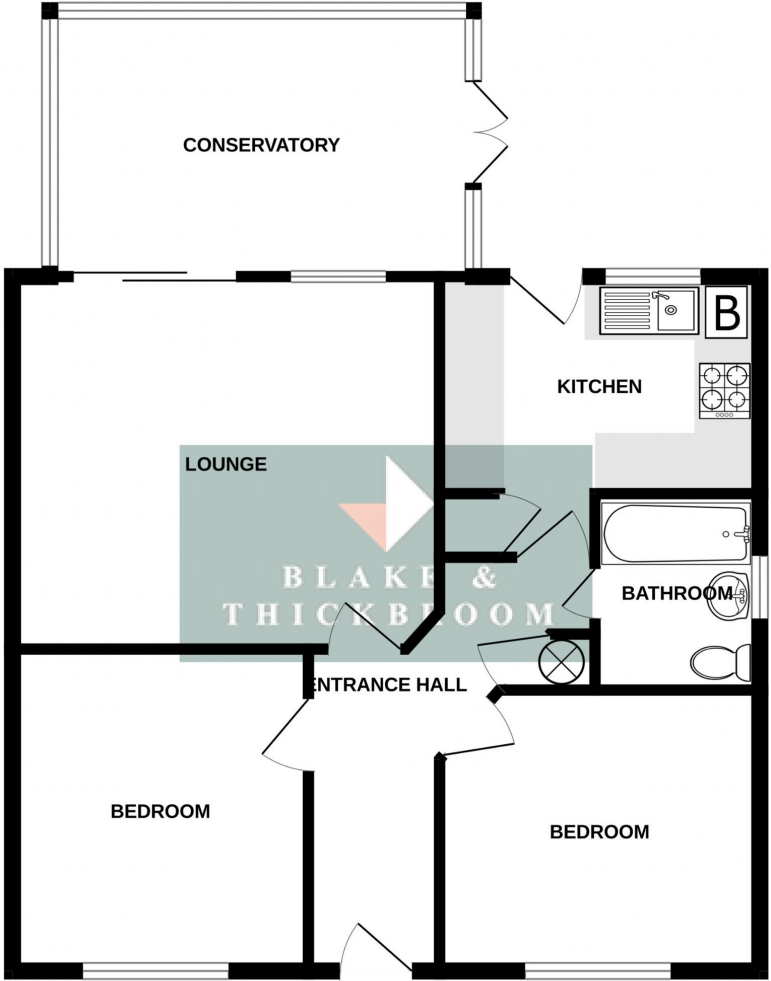
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.



GROUND FLOOR



34A TOTLANDS DRIVE, CLACTON-ON-SEA, ESSEX, CO15 4QG

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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