



**COLTHORPE ROAD,
CLACTON-ON-SEA, ESSEX, CO15 4PT
£285,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this conveniently located detached bungalow situated in the highly regarded Great Clacton area. The property can be found within a stroll of bus stops and local shopping facilities and within a five minute drive of major supermarket outlets and town centre. The property is being offered for sale with no onward chain and a viewing is recommended.

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 turn first left into Colthorpe Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS *

* 17'4 (max) LOUNGE DINER * MODERN FITTED KITCHEN *

* 20' x 7'9 CONSERVATORY *

* MODERN SHOWER ROOM * UTILITY ROOM *

* GAS HEATING (boiler fitted in 2021, new radiators and pipework in 2024) *

* DOUBLE GLAZING *

* SOUTHERLY FACING REAR GARDEN *

* 12'7 x 9' GARAGE / STORAGE ROOM & OFF ROAD PARKING *

* NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE PORCH:

UPVC entrance door to entrance porch, further partially glazed door to entrance hall.

ENTRANCE HALL:

Radiator. Access to loft. Built in storage cupboard. Doors to all rooms.

LOUNGE DINER: 17'4 (5.28m) x 13'2 (4.01m)

(narrowing to 10'). Radiators. Double glazed window to side, double glazed sliding patio doors to conservatory.

KITCHEN: 9'8 (2.95m) x 9'1 (2.77m)

Fitted with a range of modern laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over, cupboards, drawers and storage space under, range of matching eye level cupboards with work surface lighting under, integrated four ring gas hob with oven under, extractor canopy above. Tiled flooring. Window and door to:

CONSERVATORY: 20'0 (6.10m) x 7'9 (2.36m)

Of brick based construction with UPVC double glazed aspects to sides and rear. Radiator. Sliding double glazed patio doors to rear garden.

UTILITY ROOM: 8'2 (2.49m) x 5'1 (1.55m)

Fitted with laminated rolled edge work surface with base units under, range of matching eye level cupboards, wall mounted gas boiler. Door to outside and door to garage/storage room.

BEDROOM ONE: 11'7 (3.53m) x 10'0 (3.05m)

Radiator. Double glazed window to side.

BEDROOM TWO: 11'0 (3.35m) x 10'0 (3.05m)

Radiator. Double glazed window to front.

BEDROOM THREE: 9'1 (2.77m) x 8'2 (2.49m)

Radiator. Double glazed window to side.

SHOWER ROOM:

Refitted with a white coloured suite comprising of double width walk in shower enclosure, vanity wash basin, low level WC. Chromium effect radiator. Fully tiled walls, tiled flooring. Double glazed window to side.

OUTSIDE:

Substantial block paved driveway affording off road parking for at least two cars being retained by shrubbery beds and dwarf brick wall. Access to integral garage and gated access from either side to the rear garden. The rear garden is approximately 40' in length, Southerly facing, predominantly lawned with flower and shrubbery beds, block paved patio area adjacent to the conservatory. The garden is retained by timber panelled fencing.

GARAGE / STORAGE ROOM: 12'7 (3.84m) x 9'0 (2.74m)

With electric roller shutter door, power and light connected, service door to utility room.

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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. 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.

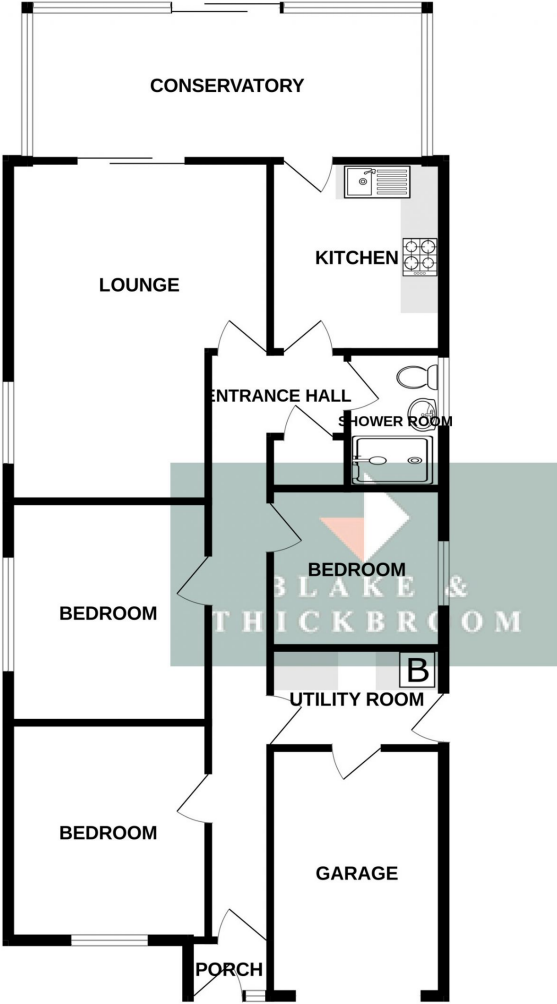
Non standard properties features to note - None.







GROUND FLOOR
101.2 sq.m. (1089 sq.ft.) approx.



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TOTAL FLOOR AREA : 101.2 sq.m. (1089 sq.ft.) approx.

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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