



**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this fully refurbished two bedroom semi detached bungalow situated on the highly regarded Tudor development on the Western outskirts of Clacton's town centre within easy access of local shopping facilities and bus route to town centre. The current owners have carried out substantial works throughout and an internal inspection is warranted to fully appreciate the accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby Carvery on the left, the road leads into West Road. Continue along West Road passing the Golf Course on the left. At the roundabout turn right then immediately left passing the shops into Marlowe Road. First right into Tyndale Drive. The property can be found half way up on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \* 17'4 x 10'10 LOUNGE \*

\* 9'6 x 9'6 REFITTED KITCHEN with APPLIANCES \* REFITTED SHOWER ROOM \*

\* 15' x 9'8 CONSERVATORY (built in 2022) \*

\* GAS HEATING (fitted in 2022) \* DOUBLE GLAZING \*

\* WESTERLY FACING REAR GARDEN \*

\* OFF ROAD PARKING \*

\* FULLY REFURBISHED \*

\* SOLE AGENTS \* VIDEO TOUR AVAILABLE \*

**ENTRANCE HALL:**

Composite entrance door to entrance hall. Radiator. Loft access. Storage cupboard. Doors to all rooms.

**BEDROOM ONE:** 13'7 (4.14m) x 10'1 (3.07m)

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

**BEDROOM TWO:** 11'4 (3.45m) x 8'4 (2.54m)

Currently used as dining room. Radiator. Replacement double glazed window to side.

**SHOWER ROOM:**

Fitted with shower tray with two shower attachments, vanity hand wash basin with mixer tap, low level WC. Part tiled walls, Amtico flooring. Heated towel rail. Electric heater. Replacement double glazed window to side.

**LOUNGE:** 17'4 (5.28m) x 10'10 (3.30m)

Two radiators. Replacement double glazed window to front.

**KITCHEN:** 9'6 (2.90m) x 9'6 (2.90m)

Refitted kitchen comprising of grey coloured fronted units, laminated work surfaces with inset one and a half bowl sink drainer unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, fitted four ring gas hob with extractor hood above, fitted oven, dishwasher, low level fridge and freezer. Part tiled walls, Amtico flooring. Replacement double glazed window and door to conservatory.

**CONSERVATORY:** 15'0 (4.57m) x 9'8 (2.95m)

Of brick base construction with panelled roof. Two radiators. Double glazed aspects to sides and rear, French style doors to rear garden and utility space.

**OUTSIDE:**

Concrete and paved driveway to the front of the property affording off road parking, further access to rear garden via a side gate.

**REAR GARDEN:**

The rear garden benefits from a Westerly facing aspect with paved areas adjacent to the bungalow affording access for seating. Two wooden storage sheds to remain. The rest of the garden is mostly laid to lawn with mature trees, shrubs and flowers throughout. Two outside taps. Electric sockets. The rear garden is partially retained by wooden panelled fencing.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating E.

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.









