



**QUEENS ROAD,
CLACTON-ON-SEA, ESSEX, CO15 1AF
£220,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this semi detached bungalow situated within a stroll of Clacton's regenerated promenade, beaches and golf club. With bus stops at the end of the road we are of the opinion this is the ideal location for your retirement property.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing Toby Carvery on the left hand side and the road leads into West Road. Continue along West Road before finding Queens Road on the right hand side. The bungalow can be found after a short distance on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * 15' x 11'5 LOUNGE *
- * 11'4 x 8'10 KITCHEN * WHITE BATHROOM SUITE *
- * GAS HEATING (not tested) * UPVC DOUBLE GLAZING *
- * OFF ROAD PARKING * GARAGE *
- * SOUTH-WESTERLY FACING COURTYARD STYLE REAR GARDEN *
- * WITHIN 5 MIN WALK OF SEAFRONT, GOLF CLUB & BUS STOPS *
- * NO ONWARD CHAIN * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE LOBBY:

Double glazed entrance door to additional glazed side panel to entrance lobby. Built in storage cupboard, further door to lounge.

LOUNGE: 15'0 (4.57m) x 11'5 (3.48m)

Radiator, tiled fire surround and hearth, double glazed window to front. Door to inner hallway. Further door to kitchen.

KITCHEN: 11'4 (3.45m) x 8'10 (2.69m)

Refitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset sink unit. Cupboards, drawers and storage space under. Range of eye level cupboards. Integrated four ring gas hob and oven (not tested). Radiator, double glazed window and door to side.

INNER HALLWAY:

Built in storage cupboard. Further built in cupboard with wall mounted gas boiler. Access to loft, radiator, doors to bedrooms and bathroom.

BATHROOM:

White coloured suite comprising panelled bath, vanity wash basin, low level WC, fully tiled walls, radiator. Double glazed window to side.

BEDROOM ONE: 14'10 (4.52m) x 10'10 (3.30m)

Radiator, double glazed window to rear.

BEDROOM TWO: 9'5 (2.87m) x 8'0 (2.44m)

Radiator, double glazed picture window and door to rear garden.

OUTSIDE:

Lawned front garden partially retained by brick wall. Double gates providing access to driveway and timber gates allowing access to private side driveway leading to garage. The garage measures 15'5 x 7'3 Service door to garden. Courtyard style rear garden enjoying a south-westerly aspect. Paved with flower and shrub borders. Service door to brick outhouse (in need of attention).

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: TBA

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: None

Non standard property features to note: None





