



**LONDON ROAD,
LITTLE CLACTON, ESSEX, CO16 9RB
£300,000 (Guide Price)**

DESCRIPTION:

BEING OFFERED ON A GUIDE PRICE OF £300,000 to £325,000
Blake & Thickbroom are pleased to be offering for sale this three bedrooms detached bungalow situated in the much sought after Little Clacton village. The property benefits from a garage and westerly facing rear garden and generous accommodation throughout. The property is conveniently located within a short drive of major shopping facilities but is still within walking distance of local shops, pubs and bus routes leading to Clacton's town centre. An internal viewing is highly recommended.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout, take the second exit onto the new bypass road. Straight across the next roundabout at Brook Retail Park on to the second part of the bypass. At the next roundabout take the third exit signposted towards the village of Little Clacton. Left at the next roundabout into London Road towards the center of the village. The property can be found on the left hand side just before turning into Leys Drive.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * SOLE AGENTS * VIDEO TOUR AVAILABLE *
- * THREE BEDROOMS * 6'4 x 6'1 BATHROOM *
- * 12'6 x 9'3 KITCHEN * 17'7 x 10'5 LOUNGE *
- * 17'8 x 8'4 GARAGE * GAS HEATING * DOUBLE GLAZING *
- * WESTERLY FACING REAR GARDEN * BUILT IN 1959 * VIEWING RECOMMENDED *

ENTRANCE PORCH:

Double glazed entrance door to entrance porch. Entrance door to entrance hall.

ENTRANCE HALL:

Radiator, airing cupboard, further storage cupboard, access to loft, doors to all rooms.

BEDROOM ONE: 13'11 (4.24m) x 12'4 (3.76m)

Radiator, replacement double glazed window to front.

BEDROOM TWO: 11'0 (3.35m) x 10'6 (3.20m)

(narrowing to 8'3) Radiator, replacement double glazed window to rear.

BEDROOM THREE: 12'0 (3.66m) x 7'1 (2.16m)

Radiator, replacement double glazed window to rear.

BATHROOM: 6'4 (1.93m) x 6'1 (1.85m)

Fitted with a low level WC, pedestal hand wash basin, panelled bath with electric shower and shower screen. Fully tiled walls, replacement double glazed window to side.

LOUNGE: 17'7 (5.36m) x 10'5 (3.18m)

Two radiators, two replacement double glazed windows to front.

KITCHEN: 12'6 (3.81m) x 9'3 (2.82m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under. Wall mounted boiler, double storage cupboards. Part tiled walls, replacement double glazed windows to side and rear. Door to garden.

OUTSIDE:

To the front of the property concrete paved and shingled driveway providing off street parking with a variety of shrubs to the right hand side. Further access to the garage 17'8 x 8'4 with up and over door, power and light connected. The front is enclosed by a low level brick wall and wooden panel fencing. The rear garden benefits from a westerly facing rear garden. Paving adjacent to the bungalow remainder is laid to lawn with shrub borders. Service door to garage. The rear garden is enclosed by partial wooden fencing.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: C. EPC: D
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage type: Mains
Telephone and broadband coverage: Yes
Prospective purchasers should be directed to website Checker.ofcom.org.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





