



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this detached bungalow situated within the highly regarded Holland on Sea area. The property can be found just a short walk from the regenerated promenade and seafront and an internal viewing is recommended to fully appreciate the size and location of this bungalow.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade. Continue along Kings Parade passing the Kingscliff Hotel on the left. Turn left into York Road, third right into Hereford Road. Nottingham Road can be found as the second turning on the left and the bungalow can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 14'5 LOUNGE *
- * 11'1 CONSERVATORY * 11'8 KITCHEN *
- * WHITE BATHROOM SUITE * 12' x 10'7 LOFT ROOM *
- * GAS HEATING * DOUBLE GLAZING *
- * OFF ROAD PARKING * WESTERLY FACING REAR GARDEN *
- * GARAGE/WORKSHOP * FAVOURED LOCATION *
- * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

UPVC double glazed entrance door to entrance hall. Wood block flooring, access to loft with telescopic ladder giving access to loft room, radiator. Doors to all rooms.

BEDROOM ONE: 12'4 (3.76m) x 10'2 (3.10m)

(to bay window) Fitted His & Hers wardrobe with dresser recess. Wood block flooring, radiator, double glazed bay window to front.

BEDROOM TWO: 12'0 (3.66m) x 9'7 (2.92m)

Radiator, wooden flooring, double glazed window to front.

BEDROOM THREE: 11'7 (3.53m) x 8'9 (2.67m)

Radiator, built in storage cupboard housing wall mounted gas boiler. Wooden flooring, double glazed window to side.

BATHROOM:

White suite comprising panelled bath, vanity wash basin with cupboards under. Enclosed WC, fully tiled walls, radiator, double glazed window to side.

LOUNGE: 14'5 (4.39m) x 10'10 (3.30m)

Wooden flooring, double glazed double doors to conservatory. Access to kitchen.

CONSERVATORY: 11'1 (3.38m) x 7'7 (2.31m)

Brick base construction with double glazed aspects, Radiator, double doors to rear garden.

KITCHEN: 11'8 (3.56m) x 8'1 (2.46m)

Fitted with a range of laminated fronted units comprising laminated work surfaces with circular sink unit and drainer. Cupboards and drawers under, a range of eye level cupboards. Integrated electric hob and oven. Access to lean to:

LEAN TO: 9'2 (2.79m) x 4'10 (1.47m)

UPVC double glazed construction. Giving access to rear garden.

REAR GARDEN:

The rear garden is approx 70' in length enjoying a westerly aspect. Laid to lawn with well stocked flower and shrub borders and fruit trees. The garden is retained by timber panel fencing.

GARAGE/WORKSHOP:

Power and light connected. Gated access to front.

OUTSIDE:

To the front of the property large block paved parking area with well planted gardens with shingled areas.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: C. EPC: TBC

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.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: No







