



BLAKE & THICKBROOM



BLAKE & THICKBROOM



**KINGS ROAD,
CLACTON-ON-SEA, ESSEX, CO15 1BA
£340,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this three bedroom detached bungalow situated in the highly regarded Royals area which enjoys easy access to Clacton's seafront, golf club and town centre. An internal viewing is advised to fully appreciate the size of accommodation on offer within this most prestigious location. The property is available chain free.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby Carvery on the left and proceed into West Road. Turn right into Queens Road, first right into Kings Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 15'10 x 12' LOUNGE *
- * 12' x 7'4 DINING AREA * 11'10 x 8'10 KITCHEN *
- * SHOWER ROOM * GAS HEATING * DOUBLE GLAZING *
- * SIZEABLE FRONTAGE WITH OFF ROAD PARKING FOR A NUMBER OF CARS *
- * SOUTH-WESTERLY FACING REAR GARDEN * VIEWING RECOMMENDED *
- * SOLE AGENTS * NO ONWARD CHAIN *

ENTRANCE PORCH:

Side double glazed entrance door to entrance porch. Further wooden entrance door to entrance hall.

ENTRANCE HALL:

Built in cloaks cupboard, radiator, further built in airing cupboard, access to loft. Doors to all rooms.

BEDROOM ONE: 12'10 (3.91m) x 11'0 (3.35m)

Radiator, new fitted carpets, double glazed window to front, further double glazed windows to side.

BEDROOM TWO: 12'0 (3.66m) x 8'10 (2.69m)

Radiator, double glazed window to front and side.

BEDROOM THREE: 9'0 (2.74m) x 7'4 (2.24m)

Radiator, built in wardrobe, double glazed window to side.

KITCHEN: 11'10 (3.61m) x 8'10 (2.69m)

Fitted with a range of wooden fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer tap over. Cupboards, drawers and storage space under, range of eye level cupboards. Integrated four ring gas hob, double oven. Laminated flooring. Double glazed window to side, door to lounge.

LOUNGE: 16'10 (5.13m) x 12'0 (3.66m)

Brick finished picture wall with port hole windows to side, timber fire surround. Double glazed window to rear overlooking rear garden and open access to dining area.

DINING AREA: 12'0 (3.66m) x 7'4 (2.24m)

Radiator, double glazed window to side, further and door to conservatory.

CONSERVATORY: 10'6 (3.20m) x 5'9 (1.75m)

Single glazed timber framed construction with door to garden.

SHOWER ROOM:

White coloured suite comprising double width glazed shower cubicle, pedestal wash basin, low level WC, part tiled walls. Radiator, double glazed window to side.

OUTSIDE:

Substantial frontage predominately shingled with inset shrub beds and block paved driveway affording off road parking and access to the side of the property to the rear garden. The rear garden enjoys a south-westerly aspect. Paved patio area adjacent to the rear of the property with shaped lawned areas flanked by flower and shrub borders. Double doors giving access to prefabricated garage. 17'3 max x 7'6 max. Power connected, window to side.

AGENTS NOTES:

Material information for this property

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

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



BLAKE &
THICKBROOM



BLAKE &
THICKBROOM



BLAKE &
THICKBROOM



BLAKE &
THICKBROOM



BLAKE &
THICKBROOM



BLAKE &
THICKBROOM



BLAKE &
THICKBROOM



BLAKE &
THICKBROOM



