



**CHILBURN ROAD,
CLACTON-ON-SEA, ESSEX, CO15 4NZ
£250,000 (Guide Price)**

DESCRIPTION:

NO ONWARD CHAIN. BEING OFFERED ON A GUIDE PRICE OF £250,000 TO £275,000.

Blake & Thickbroom are pleased to be offering for sale this extended three bedroom semi detached bungalow occupying a corner plot position. The property benefits from two receptions, conservatory, utility, garage and solar panels.

An internal viewing is highly recommended to fully appreciate the accommodation being offered for sale.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Old Road. Proceed along Old Road through the one way system following the road to the left into London Road. At the roundabout take the third exit into the continuation of London Road. Proceed past the Robin Hood public house before turning right into Hawthorne Road. At the far end turn left into Thorpe Road. Proceed up the hill turning right into Chilburn Road. Before turning right into the continuation of Chilburn Road, the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* NO ONWARD CHAIN * VIDEO TOUR AVAILABLE *

* THREE BEDROOMS * 9'9 x 7'7 DINING AREA *

* 12'2 x 10'2 CONSERVATORY * 15'2 x 11'11 LOUNGE *

* 10'10 x 8'4 KITCHEN * 9'6 x 6'6 UTILITY * 20'9 x 8'2 GARAGE *

* GAS HEATING, ELECTRIC HEATING & AIR CONDITIONING *

* DOUBLE GLAZING WITH ADDITIONAL SECONDARY GLAZING IN SOME ROOMS *

* VIEWING RECOMMENDED *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Electric storage heater, doors to bedrooms.

BEDROOM TWO: 10'11 (3.33m) x 7'2 (2.18m)

Radiator, two replacement double glazed windows to front and further replacement double glazed window to side.

BEDROOM THREE/OFFICE: 7'4 (2.24m) x 6'6 (1.98m)

Electric storage heater, replacement double glazed windows to front and side.

ENTRANCE HALL:

Electric storage heater, radiator, air conditioning unit, access to loft, storage cupboard. Doors to all rooms.

BEDROOM ONE: 11'11 (3.63m) x 10'10 (3.30m)

Radiator, fitted wardrobe, replacement double glazed window to side with additional secondary glazing.

DINING AREA: 9'9 (2.97m) x 7'7 (2.31m)

(option for additional bedroom) Radiator, wooden bi fold doors to conservatory.

CONSERVATORY: 12'2 (3.71m) x 10'2 (3.10m)

Radiator, panelled roof, double glazed aspects to side and rear. Sliding door to garden.

LOUNGE: 15'2 (4.62m) x 11'11 (3.63m)

Radiator, gas fire, replacement double glazed windows to side with additional secondary glazing.

BATHROOM: 7'6 (2.29m) x 6'4 (1.93m)

Low level WC, panelled bath with shower attachment, vanity hand wash basin with mixer tap and cupboards under. Airing cupboard, part tiled walls, tiled flooring, replacement double glazed window to side.

KITCHEN: 10'10 (3.30m) x 8'4 (2.54m)

Fitted with laminated rolled edge work surfaces with cupboards, drawers and storage space under. Range of eye level cupboards. Fitted low level oven, electric hob, wall mounted boiler. Part tiled walls, radiator. Single glazed window and door to utility.

UTILITY ROOM: 9'6 (2.90m) x 6'6 (1.98m)

Panelled roof, double glazed aspects to side and rear, radiator, door to garden.

OUTSIDE:

To the front of the property is laid to lawn with a variety of shrubs whilst being enclosed by low level brick wall. Off street parking is accessed to the side of the property with further access to garage with double doors. 20'9 x 8'2 Power and light connected. Service door to garden, single glazed window to side. Side access leading to rear garden which has a paved area adjacent to the bungalow, further paved area adjacent to the summer house, pathways around the garden. Most of the garden is laid to lawn with a variety of flowers, shrubs and trees. Wooden storage shed, greenhouse and additional shed with summer house to remain. The rear garden is partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: B. 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: No

Non standard property features to note: Yes

The property had a side extension planning application submitted in 1994 ref no: 94/00158/FUL

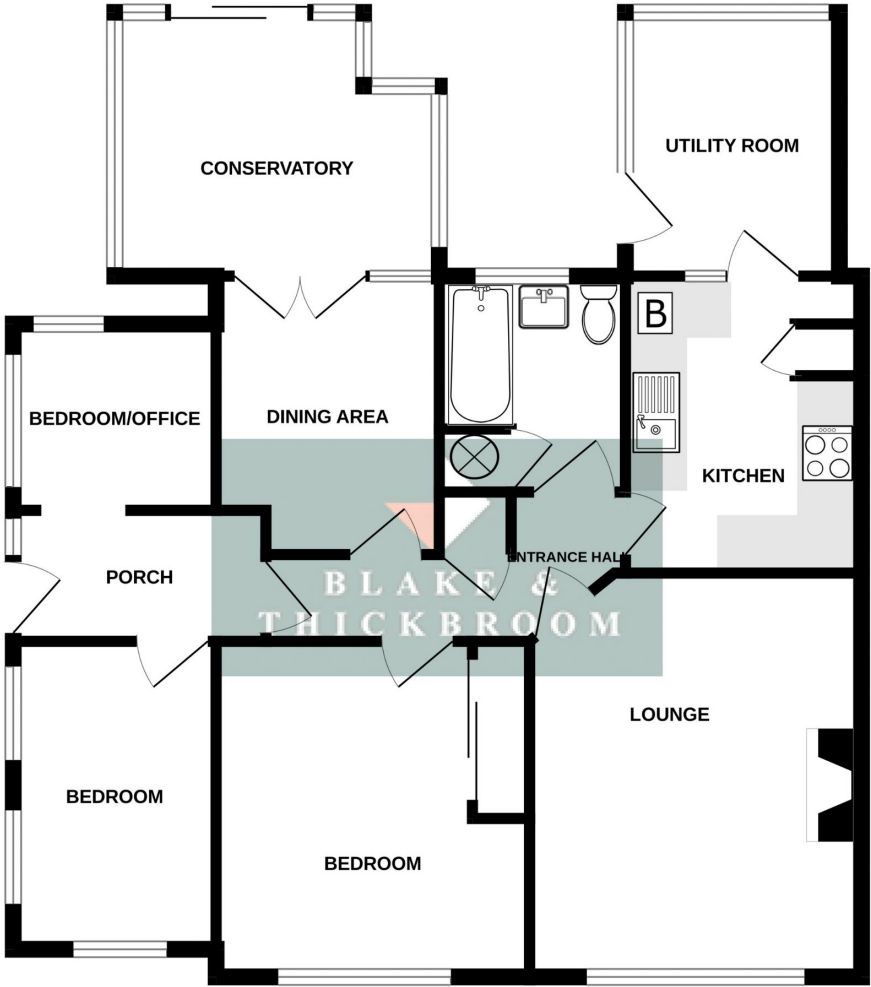
Also a porch extension submitted in 1996 ref no: 96/00677/FUL







GROUND FLOOR



CHILBURN ROAD, CLACTON-ON-SEA, ESSEX, CO15 4NX

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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